

**Harris Park Metropolitan District Regular Meeting.**  
**April 12, 2025 Agenda**  
**2154 Shelton Drive Bailey, CO 80421 @ 9am.**

*• If audience members engage in video recordings of the meeting, the members must be behind the kitchen counter. If audience members engage in audio recordings of the meeting, the recorder must be placed on the table in front of them, for other audience members to see. • Personal conflicts and grievances between community members are to be addressed on personal time and not at Harris Park Board meetings. Sarcasm between community members at board meetings will not be tolerated. Board meetings are for community business only.*

**AGENDA**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum.
  - II. Consider Approval with Changes to the April 12, 2025 Agenda.
  - III. Consider Approval with Changes to the March 8, 2024 Meeting Mins.
  - IV. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - V. Legal.
    - A. Road Agreement.
    - B. Election update.
  - VI. Guests.
  - VII. Water and Sanitation.
    - A. Meter Readings.
      - 1. March
        - a) Hydrant.
          - (1) CC Hydrant: 1480228.82
          - (2) Last month: 1478109
          - (3) Usage: 2119.82
        - b) Well.
          - (1) CC Well: 1054987.20
          - (2) Last month: 1054982
          - (3) Usage: 5.10
        - c) UV: 32
        - d) Lakes currently frozen.
- VIII. Committees.
  - A. Dam Committee.
  - B. Rec. Committee.
    - 1. Upcoming event dates.
- IX. Financial.
  - A. Reports.
- X. Old business.
  - A. Mailboxes.
  - B. Community Center remodel plans.
- XI. New business.
  - A. Illegal Fisherman.
  - B. Coral fence.
  - C. Harris Park Days.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **5/10/2025 AT 9:00 A.M.**

**March 8, 2025 Meeting Minutes**

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:06 am).
- II. Attending.
  - A. Board.

Steve M	Mercedes M.
Beth B.	Monique B.

B. Community.

Jean	Steve E	Daria	Don	Rick	Connie	Marisa (Z)	Joan (Z)	Katlynn	Cassie
Shawn	Bobby								

III. Consider Approval with Changes to the March 8, 2025 Agenda.

- A. Changes.
- B. Motion to approve the March 8, 2025 agenda.
  - 1. BB motions.
  - 2. MB seconded.
  - 3. Approved.

IV. Consider Approval with Changes to the February 8, 2025 Meeting Mins.

- A. Changes.
- B. Motion to approve the March 8, 2025 meeting minutes.
  - 1. MS motions.
  - 2. MB seconded.
  - 3. Approved.

V. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings. Include elise

- A. SM motions.
- B. BB seconded.
- C. Approved.

VI. Legal.

- A. Road Agreement.
  - 1. Waiting to hear back from PC.
  - 2. Mercedes requests that they also ask about the cars blocking the national forest access.
- B. Election update
  - 1. Did the drawing for the ballot order and Dana certified the ballot to the secretary of the state. At this time, we are on track for the May 6th election. Followed the appropriate procedures to certify the ballot.
  - 2. John is going to check with Dana that we can publish the sample ballot on the website. He also would like to follow up that we can post the bios and make sure that we can open the CC to allow for a forum for the candidates.
  - 3. Timeline for when the new director can be sworn in.
    - a) May 10 will be when they are sworn in and they can be seated and can vote at the beginning of the meeting. John is going to follow up and reach out.
  - 4. Candidates
    - a) David Blau
    - b) Beth Bratz
    - c) Cassie Lynn Naley
    - d) Brian Gibson
    - e) Steve Eddleman
    - f) Katlynn Southerland
- C. Work session.
  - 1. Discussion about if the board can tell the architect what their priority should be for the first project. John thinks that is fine as long as you don't take a different action then previously discussed during a meeting.

VII. Guests.

VIII. Water and Sanitation.

- A. Meter Readings.
  - 1. February
    - a) Hydrant.
      - (1) CC Hydrant: 1478109

- (2) Last month: 1476291.5
        - (3) Usage: 1817.5
      - b) Well.
        - (1) CC Well: 1054982
        - (2) Last month: 1054977.2
        - (3) Usage: 4.9
      - c) UV: 55
      - d) Lakes currently frozen.
- IX. Committees.
- A. Dam Committee.
    1. Dam committee received Emry's update and they are progressing along in the project. 90% plans should be submitted to Brian for an informal review. They will review his recommendations and then submit the plans by April hopefully.
    2. The hope is that they should have approval by mid May. Steve would like to reiterate that time is important to get the contractors on the project.
    3. Questions from RESPEC.
      - a) Public bidding specifications are the best route for the bidding process. RESPEC will draft the RFP.
      - b) RESPEC also said we can send any preferred contractors their way to add to the bidding process. Rick will send the board Sage's info.
      - c) They are planning on adjusting the drains off of the seams and adjusting the remaining wall to the same regulations.
    4. Steve E. would also like to see an alternative with demoing the remaining wall in this project. Discussion about the remaining wall and if we should demo now or leave it because Brain said it is ok to remain. Brian did say that we would need to repair any cracks in the remaining wall. Steve will ask RESPEC to add the alternative with the remaining wall demo and replacement.
  - B. Rec. Committee.
    1. Upcoming event dates.
      - a) Easter.
        - (1) The event will be on April 19 at 11:30am. Will send a flyer out with all the info.
        - (2) They plan on doing one event this year, instead of splitting it, at the ballfield.
        - (3) Discussion about events and refreshments and that there will be an easter bunny this year.
        - (4) Need volunteers and candy donations so please email.
        - (5) David volunteers to mow the ballfield before the event if needed.
- X. Financial.
- A. Reports.
- XI. Old business.
- A. Mailboxes.
    1. Locks are in the boxes. 16 mail boxes available. Anyone who wants one needs to go to the post office and sign up for one. Admin will send out an email to the community.
    2. Will be installing more by the fire station this summer.
  - B. STR Rules and Regulations for fishing.
    1. Got all the forms set-up to distribute for the applications.
    2. Don has a list of current STRs that he gave to the board.
    3. Discussion about the regulations and where you can find the forms (on the website under forms).
  - C. Community Center remodel plans.
    1. Have a work session after this meeting.
    2. As built plans are done and the architect is ready to discuss the preliminary designs.
    3. Steve would like to discuss the HVHC and if we should consider replacing the units. Steve E thinks the board should consider if they are more concerned about the look of the CC or the efficiency of the building. Steve thinks we should look at the project as a full project, not just a piece by piece project.
    4. Discussion about how to spread the project out to accommodate the money and needs.
- XII. New business.
- A. Resigned director's chair.
    1. Chris M has resigned from the board. Steve E. thinks that due to the timeline of the election coming up, we should just wait for the election. Beth just wants to make sure there are no issues with the SDA.
    2. Steve M. has taken over the water readings.
  - B. Expiring safety grant.
    1. Beth recommends we get more first aid kits and fire extinguishers.
    2. Daria recommends batteries, flashlights, and heavy duty masks.
    3. Shawn recommends defibrillators.
    4. Rick recommends tourniquets and trauma kits.

- XIII. Public Comment.
- A. Space rental agreement.
1. Mercedes is offering tax sessions for individuals and businesses. Days available. March 29 from 10am to 4pm and April 5 from 10am to 4pm. The price is \$250 for individual taxes and starts at \$350 for business. She will donate the 10% of money made to HP for the usage of CC.
    - a) MB motion.
    - b) BB seconded.
    - c) Approved.

- XIV. Adjournment (10:10 am).
- A. BB motion.
  - B. MB seconded.
  - C. Approved.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **4/12/2025 AT 9:00 A.M.**

### April 12, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:02 am).
- II. Attending.
  - A. Board.

Steve M.	Mercedes S.
Beth B.	Monique B.

- B. Community.

Jean	David	Shawn	Alex	Micheal	Daria	Steve	Kevin	Don	Connie
Katie	Kate	Kareanne	Peggy	Boyd					

- III. Consider Approval with Changes to the April 12, 2025 Agenda.
  - A. Changes.
    1. Add Bingo to new business.
  - B. Motion.
    1. MB motion.
    2. BB seconded.
    3. Approved.
- IV. Consider Approval with Changes to the March 8, 2024 Meeting Mins.
  - A. Changes.
  - B. Motion.
    1. BB motion.
    2. MB seconded.
    3. Approved.
- V. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. Questions.
    1. BB was wondering if the attorney is required to answer any questions that the community sends in. This invoice seems a little higher due to community questions to Dana. It is required for the DEO to answer any questions in regards to the election. John agrees. This amount of money is budgeted for the election and it is time based.
    2. The AED was on the invoice and the safety grant was approved.
  - B. Motion.
    1. BB motions.
    2. MS seconded.

3. Approved.
- VI. Legal.
- A. Road Agreement.
    1. No updates at this time. Still waiting for contact with the county. The change of staff has slowed the process.
    2. MS forwarded some pictures of a car and shed on HP land that is blocking the national forest access. Mercedes thinks we should write a letter to the owner asking for the personal property to be removed from HP property. MOC wants the board to better research this problem. She does not believe the personal property is on HP property. The board requests that the MOC send the board the letter she is referencing that the road is cleared to PC satisfaction for them to review before moving forward.
    3. MOC would also like to call attention to the Roger Road that is being blocked by a member of the community.
    4. MOC would like to point out that the roads are not laid out to the initial survey and want to make sure that John is aware (yes).
  - B. Election update.
    1. Resolution.
      - a) John sent a resolution that could be utilized moving forward regarding campaign literature on HP property.
      - b) Steve would like to have more time to review and maybe visit it at the June meeting.
    2. Old email for DEO but has been updated. They still received mail at that email so they did not miss anything, but the issue was resolved.
    3. A candidate has dropped out of the election.
      - a) The candidate texted Mercedes but has not sent anything officially to the board.
      - b) Ballots are already printed, so they cannot be changed. The candidate can get that info out however they like. The ballot is printed so that cannot be changed. There isn't anything the board can do.
      - c) If this candidate is elected, she can choose not to accept and the board will have to appoint someone. John recommends that the board waits to see who wins and what happens. The candidate could come back and change their mind if they win.
- VII. Guests.
- VIII. Water and Sanitation.
- A. Meter Readings.
    1. March
      - a) Hydrant.
        - (1) CC Hydrant: 1480228.82
        - (2) Last month: 1478109
        - (3) Usage: 2119.82
      - b) Well.
        - (1) CC Well: 1054987.20
        - (2) Last month: 1054982
        - (3) Usage: 5.10
      - c) UV: 32
      - d) Lakes currently frozen.
- IX. Committees.
- A. Dam Committee.
    1. Steve met with the State and RESPEC. Discussion about submitted drawings. Steve forwarded the copy with the redlines to the committee. The biggest part was the french drain specs and insulation. Brian wants it to be 6in to allow a camera if needed. Also wanted two clean outs at the start and 90 degree turn. Otherwise, Brian approved of the design.
    2. RESPEC will be submitting the plans by early May. Approval could take 60 to 90 days. Should be done reviewing with approval August 1. Planning 4-6 week construction period. The plan is to have the project completed by October.
    3. RFP and response will probably come into play when the formal submission is approved. This should fall into the timeframe set forth. RESPEC has not given any recommendations at this time for contracts. Steve will reach out and ask for suggestions.
  - B. Rec. Committee.
    1. Upcoming event dates.
      - a) Need to change the Easter event date. Bailey Library is doing their event. Beth is thinking about changing to Easter Sunday (4/20) at 2pm (approved).
- X. Financial.
- A. Reports.
- XI. Old business.
- A. Mailboxes.
    1. The pad for the new mailbox is in (thank you Dave, Don, and Brad).

2. The box is ready to go. Steve will place it tomorrow and give the keys to the post office.
  3. Will send another bast email.
  - B. Community Center remodel plans.
    1. Reached out to Foothills and have not heard back yet so will continue to reach out.
- XII. New business.
- A. Illegal Fisherman.
    1. A couple members of the community are posting on Facebook that they are illegally fishing the lakes and are encouraging others to do so. After discussing the best course of actions, the board is going to write an initial warning letter to the offenders.
    2. MOC recommends that the board implement the penalties previously discussed.
      - a) BB thinks that there should be an initial communication then start the penalties (send a notice about the fine or attend the board meeting).
      - b) The board can do this process.
    3. Mercedes would like to post for another fish warden to help maintain the lakes (approved).
  - B. Fishing badge.
    1. Badges are now available for the season.
    2. In person order and pickup dates..
      - a) April 25th at 5:30 pm to 7:30pm.
      - b) May 4th at 9:30 am to 1130 am.
      - c) May 31st at 9:30 am to 11:30 am.
    3. Purchase.
      - a) Applications are available at the community center, via email, or on the website.
      - b) Can purchase in person, via mail, or online.
      - c) Reach out via email for pick up time and dates for fishing badges.
    4. Fish deliveries will take place the Monday before the holidays.
  - C. Corral fence.
    1. The corral fence is currently impeding on the neighbor property per the lot lines. Dave is assisting the board to move the fence to follow the lot lines.
    2. The board has decided to split the survey cost for that part of the survey with the owner.
    3. If anyone would like to volunteer help that would be appreciated. Beth would also like there to be good communication with Deb about when work will be done and make it a coordinated effort.
  - D. Harris Park Days.
    1. Members of the community were wondering if she could organize HP days because Bailey Days was cancelled. She was wondering if she could use HP property for this event. Haven't heard anything about a date or anything.
    2. The board is not against the idea but would like more details. Maybe just expand the Taste of Harris Park Event to give local businesses more opportunity and space to promote their business.
    3. BB thinks the board should be involved instead of just letting any member create events. Maybe do two Taste of HP events.
    4. Steve will reach out and get more details.
    5. MOC questions.
      - a) She is concerned that people who plan the events usually make money off the vendors instead of just promoting the vendors (booth fees).
      - b) She is also concerned that people will view this as anyone being able to rent HP property.
      - c) MOC would also like to address what is going to happen (trash, port a potties, parking, etc).
  - E. Bingo.
    1. Starting May 24th through August 30th for Bingo on Saturdays.
    2. It will start at 5:30pm for the potluck and run until 9 pm.
    3. CC remodel.
      - a) MOC would like to point out that there may be construction occurring. Mercedes is wondering if we push construction to the fall/winter area (September).
- XIII. Public Comment.
- A. MOC was wondering what the plan is for the monthly meetings once the construction starts (maybe the fire station).
  - B. Ask the fire department if we could have Huck Finn on their pad again. Steve will reach out.
  - C. MOC would like to add to next month's agenda about violations from property owners.
  - D. MOC has documentation regarding rights for HP regarding HP property and right of ways (will give to the board).
- XIV. Adjournment (10:13).
- A. BB motion.
  - B. MB seconded.
  - C. Approved.

Signature: Steve Murphy Date: 5/10/2025