

Harris Park Metropolitan District Regular Meeting.
May 10, 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 May 10, 2025 Agenda.
 - III. Consider Approval with Changes to the April 12, 2025 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. April
 - a) Hydrant.
 - (1) CC Hydrant: 1482277.40
 - (2) Last month: 1480228.82
 - (3) Usage: 2048.58
 - b) Well.
 - (1) CC Well: 1054998.60
 - (2) Last month: 1054987.20
 - (3) Usage: 11.40
 - c) UV: 23
 - d) Lakes currently frozen.
- VIII. Committees.
 - A. Dam Committee.
 - B. Rec. Committee.
 - 1. Upcoming event dates.
 - C. Fishing Committee.
- IX. Financial.
 - A. Reports.
- X. Old business.
 - A. Community Center remodel plans.
- XI. New business.
 - A. Harris Park Days.
 - B. Property owner violations.
 - C. Catchment pond.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **6/14/2025 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.

May 10, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:01 am).
- II. Attending.
 - A. Board.

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

- B. Community.

Dave	Shaun	Jean	Chad	Joan	Steve E	Daria	Theresa	Nora	Brian
Marisa	Kaitlyn	Billy	Don						

- III. Consider Approval with Changes to the May 10, 2025 Agenda.
 - A. Changes.
 - 1. Add catchment pond to new business.

2. Add Nora to guest for her dog therapy class.
 3. Remove Harris Park Days.
- B. Motion.
 1. BB motion.
 2. MB seconded.
 3. Approved.
- IV. Consider Approval with Changes to the April 12, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion.
 1. MS motion.
 2. BB 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.
 - B. Motion.
 1. MS motion.
 2. MB seconded.
 3. Approved.
- VI. Legal.
 - A. Road Agreement.
 1. PC has filled the position and will start reviewing our documents and documents they have.
 2. Mercedes and John will attend the meeting with PC the week of the 19th. The community is welcome as well.
 - B. Election update.
 1. Dana sent the process for this month moving into June. Thursday of next week will certify the results and then the new members will take their oaths.
 2. The new board members will be seated for the June meeting.
- VII. Guests.
 - A. Nora.
 1. Nora is here for a dog Therapy class for ages 10 and up. This is a 4 week or 6 week course. She would donate the proceeds to the Children's activities donation fund. Kids are free and adults would start at \$10 a class.
 2. Discussion about what to expect for the class and services that are offered.
 3. Discussion about possible time frames and days for the class. Maybe after Huck Finn so she can promote at Huck Finn.
 4. Mercedes will print off the application and then email it to Nora.
 5. Motion to approve Nora's dog therapy class.
 - a) BB motion.
 - b) MS seconded.
 - c) Approved.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 1. April
 - a) Hydrant.
 - (1) CC Hydrant: 1482277.40
 - (2) Last month: 1480228.82
 - (3) Usage: 2048.58
 - b) Well.
 - (1) CC Well: 1054998.60
 - (2) Last month: 1054987.20
 - (3) Usage: 11.40
 - c) UV: 23
 - d) Lakes currently frozen.
- IX. Committees.
 - A. Dam Committee.
 1. RESPEC is almost ready to submit the plans.
 2. Permit fee is \$938.40 for the project. Once we receive the invoice, we can pay by credit card or bank transfer to get it moving.
 - a) Motion to approve the cost of the permit for the stilling wall project..
 - (1) BB motion.
 - (2) MB seconded.
 - (3) Approved.

3. Demolish cost projection.
 - a) It would increase the cost to about \$199,000. This would push us over our Budget cost for this project.
 - b) MOC would like to add the demolition project to the contract bids to see if contractors can cut that cost. It would not cost extra to have them bid that as well.
 - c) Once the plans are submitted, we can start talking to RESPEC about the bidding documents.
 - d) Discussion about what should be in the bidding documents and what the board and community would like to see. Steve would like RESPEC to handle the documents to ensure the documents are accurate and include what is needed for the project.
- B. Rec. Committee.
 1. Upcoming event dates.
 - a) Huck Finn is the next event coming up.
 - (1) Steve is meeting with the Fire Department at 5pm. He will talk to them about using the fire department building again for Huck Finn setup.
 - (2) Brian and Daria said they are willing to volunteer again.
 - (3) Daria will do the food and Beth will deal with the ice.
- C. Fishing Committee.
 1. Warden said there have been a couple people fishing and no problems.
 2. Don is on top of the stocking for the lakes this year and everything is set up at this point. He will send an email when they are stocking so if people want to watch, they can.
 3. 138 badges have already been sold.
 4. Discussion about Memorial Day weekend. Mercedes is going to update the day she is here for in person pickup on the 24th instead of the 31st.
- X. Financial.
- A. Reports.
- XI. Old business.
 - A. Community Center remodel plans.
 1. Received the preliminary design from Foothills.
 - a) Discussion about the kitchen and what would make it a certified kitchen. It does not seem that it would be feasible to do that in the community center. It would add a lot more requirements than what the center is currently able to do.
 - b) Discussion about current options for the kitchen and requirements that would need to be met. Possibly add in more storage space.
 - c) Discussion about reaching out to the fire department for input on their side.
 - d) Steve is going to send an email to Foothills with the updates discussed in the meeting and have them send another design.
- XII. New business.
 - A. Harris Park Days.
 1. To be removed.
 - B. Property owner violations.
 1. Steve is still working on the documents for the process of notification.
 - C. Catchment pond.
 1. It is time to empty the catchment pond. Discussion about the equipment and finding someone who could help up with the project. Discussion about what was done last time.
 2. Motion to approve up to \$500 for the expenses of cleaning out the catchment pond.
 - a) SM motion.
 - b) MB seconded.
 - c) Approved. Beth does not vote.
 3. Steve will also talk to the Fire department about the drainage from their Forest road.
- XIII. Public Comment.
 - A. MOC would like to talk about a yard sale for anything old that the community does not need anymore. Discussion about the requirements. The board would like to do an inventory first and then we can start listing items.
 - B. MOC would like to talk about the late charge on last month's financials. The date crossed with when the checks were approved. Steve did discuss it with the bookkeeper.
- XIV. Adjournment (10:20 am).
 - A. BB motion.
 - B. SM seconded.
 - C. Approved.

Signature: Steven Murphy Date: 6/14/2025