

Harris Park Metropolitan District Regular Meeting.
June 14, 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 June 14, 2025 Agenda.
 - III. Consider Approval with Changes to the May 10, 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.
 - VI. Guests.
 - VII. Water and Sanitation.
 - A. Meter Readings.
 - 1. April
 - a) Hydrant.
 - (1) CC Hydrant: 1484821.50
 - (2) Last month: 1482277.40
 - (3) Usage: 2544.10
 - b) Well.
 - (1) CC Well: 1054999.40
 - (2) Last month: 1054998.60
 - (3) Usage: .80
 - c) UV: 30
- VIII. Committees.
 - A. Dam Committee.
 - B. Rec. Committee.
 - 1. Upcoming event dates.
 - C. Fishing Committee.
- IX. Old business.
 - A. Community Center remodel plans.
 - B. Property owner violation (moved to next board meeting).
- X. New business.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 7/12/2025 AT 9:00 A.M.

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.

June 14, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:03 am).
- II. Attending.
 - A. Board.

Mercedes S.	David B.
Kaitlin S.	

- B. Community.

Shawn	Brian	Pat	Therese a	Rick	Connie	Don	Mike	Joan	Billy

- III. Consider Approval with Changes to the June 14, 2025 Agenda.
 - A. Changes.
 1. Next meeting July 12
 - B. Motion to approve the June 14, 2025 Agenda.
 1. MS motion.
 2. DB seconded.
 3. Approved.
- IV. Consider Approval with Changes to the May 10, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion.
 1. DB motion.
 2. MS 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. Financial changes.
 1. The survey is being split. Cost is \$750. Discussion about why the survey was done and why it is being split.
 2. Mercedes has an additional reimbursement for the snow plow gift cards to be added.

3. Motion to approve.
 - a) DB motion.
 - b) MS Seconded.
 - c) Approved.
- VI. Legal.
- A. Election of officers will be done in the July meeting and all new members have been sworn in.
 - B. Road agreement.
 1. Our attorney spoke to the PC attorney about the agreement. PC does not want to assist with the maintenance of the roads due to lack of funds and the shape of the roads.
 2. PC also stated that they gave HP a grater and snow plow and then HP sold the property. Discussion about the grater and snow plow. They did give HP equipment but the snow plow was broken from the start and the grater broke shortly after it was given. Both pieces of equipment are in the machine shed in the same condition they were
 3. Discussion about can we force this issue due to the agreement.
 - a) The attorney is willing to continue pursuing options for this agreement with HP. Discussion about the options when it comes to pursuing this agreement and the pros and cons of each option. Discussion about
 - b) The agreement states the PC is responsible for Neal, Appleby, Shelton, and Buffam (per the previous inspection when the road agreement was drafted). These roads could pose a safety risk if they are not maintained. If PC would release liability issues, the residents could help maintain the back roads.
 - c) Discussion about possible grants to help with the funding and what should be the priority for the work.
 - d) Discussion about taxes going to PC for the roads and if the community could pursue paying lower taxes due to the roads not being maintained. Discussion about the last time HP tried to do the lower taxes with PC and it did not work resulting in the last agreement.
 - e) Discussion of road enforcement for right of ways and on the roads.
 - f) John reiterates that he is more than happy to continue pursuing options for the district if we would like, but does review some of the pros and cons of these options. Mercedes is tabling this discussion until the other two board members are back (July meeting).
 - g) The board is going to talk with some of the other communities in the area to see if their roads are maintained and who does the maintenance.
 - h) Discussion about who would be responsible if a car is damaged on the roads. Title 24 give government entities immunity, so they would not be able to be sued if a car is damaged on the road.
- VII. Guests.
- VIII. Water and Sanitation.
- A. Meter Readings.
 1. April
 - a) Hydrant.
 - (1) CC Hydrant: 1484821.50
 - (2) Last month: 1482277.40
 - (3) Usage: 2544.10
 - b) Well.
 - (1) CC Well: 1054999.40
 - (2) Last month: 1054998.60
 - (3) Usage: .80
 - c) UV: 30 (UV was replaced).
 - B. Hydrant info.
 1. Had a hydrant user that left the hydrant open. Admin reached out with a warning.
 2. The locks need to be replaced and the camera needs to be charged.
- IX. Committees.
- A. Dam Committee.
 1. June 18 for a meeting with Steve M to discuss the bidding process.
 - B. Rec. Committee.
 1. Upcoming event dates.
 - C. Huck Finn
 1. July 5. Still need volunteers.
 2. The Fire Department did approve the pad for district use.
 - D. Fishing Committee.
 1. Billy said he could be a warden.
 - a) Motion to approve Billy as a warden as long as the background check comes back clear.
 - (1) MS motion.

- (2) DB seconded.
 - (3) Approved.
 - 2. Mercedes will get the wardens a badge and get the first aid kit from the rec shop.
- X. Old business.
 - A. Community Center remodel plans.
 - 1. Melisa got back to us about the updates per the last meeting. She did send the board some new drawings.
 - a) Discussion about the utilities in the attic. It does not seem like a good idea. Dave thinks we should leave the utilities in the same spot it is in.
 - b) Discussion about bathrooms. Do not want the doors backing up into each other. Concern about some of these new drawings being up to code. Need to have two bathrooms for the capacity limit on the building. The original drawing seemed to be the better option.
 - c) Discussion about the kitchen. Possible options for the layout. Maybe move the storage to the kitchen with cabinets and move the mechanical room to the storage closet in the bathroom. Discussion about certified vs professional kitchen.
 - d) Discussion about adding an On Demand Water Heater either gas or propane. Discussion about electric vs gas. Discussion about updating the electricity in the building and that it should be a high priority for this project.
 - e) Discussion about the septic system in place and what needs to be done.
 - f) Discussion about possibly having a mop sink in the mechanical closet.
 - g) MOC would like to see the elevation details, reflective ceiling plan, and budget.
 - B. Property owner violation (moved to next board meeting).
 - 1. Discussion about what has been happening and a MOC thinks this has gone on long enough and needs to be figured out.
- XI. New business.
- XII. Public Comment.
 - A. MOC has heard that the gun range is going to be closed and that they may close the forest to ensure that there is no shooting after the closure. They are also talking about moving 2ft of the soil due to possible lead and arsenic. Need to have a water test done on lake one to make sure it is not contaminated. We should also have it tested after they move the soil to ensure it is not contaminated after. Discussion about getting all the lakes tested just in case. They also think the community should stand up to the forest service about shutting down the forest (taking away the access). Mercedes agrees that we need more information about why they are cleaning up the area and she agrees we will test the lakes for lead and arsenic.
 - B. MOC is wondering if it would be helpful to ask a commissioner to come to a meeting. This could help with some of the problems facing HP.
 - C. MOC would like to know what the official tally for the election cost was and see the breakdown. Will request a report from Nickie and email to MOC.
 - D. MOC would like to inquire about how they obtain the registered voters.
 - E. MOC said the county treasurer can provide the service as DEO. There is concern about the cost associated with the election.
- XIII. Adjournment (10:30 am).
 - A. DB motion.
 - B. KS seconded.
 - C. Approved.

Signature: Steven Murphy Date: July 12, 2025