

Harris Park Metropolitan District Regular Meeting.
July 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 July 12, 2025 Agenda.
 - III. Consider Approval with Changes to the June 14, 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: 1486860.39
 - (2) Last month: 1484821.50
 - (3) Usage: 2038.89
 - b) Well.
 - (1) CC Well: 1055001
 - (2) Last month: 1054999.40
 - (3) Usage: 2.40
 - 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.
 - C. Road Agreement.
- X. New business.
 - A. Election of board officers
 - B. CORA resolution.
 - C. Consideration of approval for RESPEC scope of work for bidding process and constitution oversight for stilling wall project.
 - D. Consider resolution establishing district policy on use of district property for written communications.
 - E. Consider policy for HP property use.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 8/9/2025 AT 9:00 A.M.

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
Steve E.	Daria E.								

- 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.

July 12, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:09 am).
- II. Attending.
 - A. Board.

Steve M.	Dave B.	Mercedes S.	Kaitlin S.	Beth (Excused).
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- B. Community.

Jean	Shawn	Brian	Connie	Rick	Joan (Z)	Theresa	Steve E.	Marisa	Billy
Don	Aimee (Z)	Micheal	Karen	Brain (Z)					

- III. Consider Approval with Changes to the July 12, 2025 Agenda.
 - A. Changes.
 - 1. Add: update website under new business.
 - B. Motion to approve the July 12, 2025 Agenda with changes.
 - 1. DB motion.
 - 2. KS seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the June 14, 2025 Meeting Mins.
 - A. Changes.
 - 1. Add Daria and Steve E to the last meeting attendance.
 - B. Motion to approve the June 14, 2025 Meeting Minutes with changes.
 - 1. DB motion.
 - 2. KS 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. Changes.
 - 1. Removed Mercedes reimbursement from list.
 - 2. Start sending receipts with the CC bills.
 - B. Motion to approve with changes.
 - 1. DB motion.
 - 2. MS seconded.
 - 3. Approved.
- VI. Legal (John Coaty (In Person)).
 - A. Resolution for posting and distribution of written communications posted on HP property.
 - 1. This came up during the election about what is appropriate to be posted on HP property. This is to help with transparency on the board's part and to ensure everything is fair within the community. This resolution would allow the board communications to be the only written communication that can be posted on HP property.
 - 2. This resolution is to clear up any questions about what is allowed to be posted on HP property and have a document on file to ensure we have a set procedure when it comes to written communications on HP property.
 - 3. MOC had a couple questions about certain scenarios (lost dogs, rentals, sales, public board, etc.), John recommends that the board only allows board business on HP property but can make exceptions to the policy if the board has any.
 - B. Road agreement.
 - 1. Discussion about what was discussed last meeting regarding John's concern about the enforcement of this agreement due to PC funds and what the consideration would be for both parties.
 - 2. Steve would like John to look into other options for a possible solution to this problem. Maybe there is a middle ground that would allow this project to move forward. John is going to talk to PC about possible options that could benefit both parties and allow the work to be done.
 - 3. Discussion about the previous work that PC did and how this was handled in the past.
 - 4. MOC is wondering who would decide how much materials would HP need. Steve thinks we should look at the worst areas and work with the county on seeing how much/when materials would be available. The board could make a priority list to start working on the roads.
 - 5. Dave would like to talk to PC about the road to the helicopter pad. Maybe PC could help with that road due to safety concerns for the community.
 - 6. MOC would like to discuss that other communities are taken care of by PC, but they are ignoring HP. The same taxes are paid by everyone. He does not agree that we should not fight for the road agreement. There are roads that are so bad that he is concerned that ambulances could not get back in certain areas. John would like to note that he is more than happy to fight PC on this, but he wants to make sure the board takes into consideration that this could cost the board a lot of money to fight.
 - 7. MOC wants to make sure that the road agreement is not voided if we negotiate with PC. He thinks anything we negotiate should be a one time deal or not in writing. He wants HP to be cautious about anything written.
 - 8. MOC would like to look at options to fix the road and not just apply bandaids to the road (drainage, etc.). He would also like the board to look into grants.
 - 9. MOC is concerned that PC would not be willing to provide materials even due to the money. He has been talking to PC for years about this issue and they keep referencing the money.
 - 10. MOC is concerned that trying to go the legal route would bankrupt the district. The lack of communication from PC will draw this out even longer.
 - 11. MOC is wondering if there is a different department we could talk to. Maybe there is a different angle we can approach this problem at. Mercedes agrees that we are trying to find different options at this time, so we will continue to ask and search for different routes. Mercedes is wondering if we can talk to the director and see if we can start a dialogue with him directly and see if we can find a resolution.
 - 12. MOC would like to discuss what happens if a volunteer gets hurt if we can start working on the road. He is concerned about the liability of both people and their equipment.
 - 13. MOC thinks we should reach out to the county commissioners next to see if they can help advocate for us.
 - 14. MOC thinks it would be best to try and work with PC vs fighting PC. Maybe we can all work together and get this resolved.
 - 15. MOC is wondering if we should look into making our own road district through the mill levy. John notes that this will not lower the taxes through PC. MOC thinks the board should create a committee to research this route and see what programs are available for the District and what funding is available. Billy volunteers to be on the committee to help research options. Mercedes has been working on this as well for the funding side so she will work with Billy.
 - 16. Mercedes spoke to some other communities that are having the same problem.
 - 17. MOC would like to point out that 15 years ago, the mill levy failed about increasing the mill levy to help with the roads. He thinks we could re-present the levy if the board has a solid plan for the roads.

- C. Run elections through the PC.
 - 1. Discussion about running our elections through PC in order to be more cost effective. John is going to look into this route and see if it would be feasible to the board and how it would work.
 - D. MOC is wondering if the board can send a cease and desist to people who are driving dangerously on the public roads on ATVs and dirtbikes. They do not want people to not be able to drive ATVS and dirtbikes, but he was wondering if there can be a warning to this specific individual. John can send a demand letter to request the individual to stop, but he does not think the district could get a court order because we do not own the roads. Kaitlin is concerned that if the board does send a letter, it will not do anything and make the problem worse. The Sheriff's office and CO State Patrol would be the only two organizations that could address this issue. The board does not have any authority over the public roads.
- VII. Guests.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 - 1. April
 - a) Hydrant.
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 - (2) Last month: 1484821.50
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 - b) Well.
 - (1) CC Well: 1055001
 - (2) Last month: 1054999.40
 - (3) Usage: 2.40
 - c) UV: 30
- IX. Committees.
 - A. Dam Committee.
 - 1. Had a meeting with Doug and Emrie. The project is moving forward and we are working on responses to Brian's comments on the plan.
 - 2. We should be under contract by September and the project should be completed by October (if everything goes to plan).
 - 3. There was discussion about Rick doing the daily reporting for the project in order to help save money.
 - 4. Doug is going to talk with Brian about the bidding process. Brain said we could start the bidding process while we are working on the plans going through Dam safety.
 - 5. Rick said he can meet with any contractors that want to review the site. He recommends Grounds for the project and has a good history with them/experience with them.
 - 6. Brain said he would not release the water level restriction until the project is done.
 - 7. Discussion about the addendum and timelines for the project.
 - B. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Taste of HP will be the next event.
 - C. Fishing Committee.
 - 1. No updates at this time.
 - 2. MOC saw someone with at least 18 fish on the line and they ran back to a short term rental. They also threw out the guts of the fish outside and the bears are now hanging around the area.
 - 3. This property does not look like it is a registered short term rental so there is not a lot we can do against the short term rental. HP does not have any control over short term rentals, residents need to lodge the complaint.
- X. Old business.
 - A. Community Center remodel plans.
 - 1. Review of what was discussed at the last meeting for the plans.
 - 2. MOC would still like to see the elevation and ceiling plans. Steve is going to reach out again to Foothills about the updates.
 - B. Property owner violation.
 - 1. Steve drafted a form with some thoughts and ideas for a letter for people using HP property without permission.
 - 2. Steve was thinking of maybe creating a fee system/permits process for people who need to use the property (construction/short term use). This would allow the board to have more control over the property and give the board the authority to have a fee for misuse and even filing a lien against the property if needed.
 - 3. MOC is wondering how PC can do a variance without talking to the property owner. A previous board member attended the hearing with concerns about the variance and PC still granted it.
 - 4. MOC is wondering why we should create a process if the board does not have the power to enforce. This is the reason why Steve is trying to come up with a process in order to give the board the power to enforce the use of HP property. This would set a clear process that the board has the right to enforce. If the board would like to proceed, we can have John draft the official document.
 - 5. MOC would like the board to be very clear between HP property and public areas when drafting this document.

XI. New business.

A. Election of board officers

1. President: Steve Murphy
 - a) Steve M. nominated.
 - b) Approved.
2. Vice President: Dave Blau
 - a) Dave B. nominated.
 - b) Approved.
3. Treasure/Secretary: Mercedes Sornsuwan
 - a) Mercedes nominated.
 - b) Approved.

B. CORA resolution.

1. The attorney's office would like us to adopt the Cora Resolution that was drafted previously. We will review and adopt the next meeting.

C. Consideration of approval for RESPEC scope of work for bidding process and constitution oversight for stilling wall project.

1. Documents were sent to the Dam committee and board. This is an addendum to the original scope of work. This allows RESPEC to handle the full bidding process and construction project.
2. The addendum would add \$54,000 to the original price if we go this route and have RESPEC do everything for this project. That price could decrease if Rick is allowed to do the daily reporting/construction oversight. Brian is requiring that we have a 3rd party engineer overseeing the project. The board would like to express their appreciation to Rick for volunteering to oversee this project.
3. Discussion about what this would add to the project and what would be included in the cost.
4. Motion to approve the addendum from RESPEC.
 - a) MS motion.
 - b) DB seconded.
 - c) Approved.

D. Consider resolution establishing district policy on use of district property for written communications.

1. Based on the above discussion, Steve would like to have an exception made for the public boards that are on HP property, but approve the rest of the policy.
2. Steve is going to reach out to John and have him move forward.

E. Consider policy for HP property use.

1. Steve is going to have John review the policy and clean it up.

F. Website.

1. Mercedes would like to get off Word press there are better sites out there.
2. Kaitlin and Mercedes are going to research different platforms and see if there is a better option.

XII. Public Comment.

- A. MOC is wondering why there is not a second port a pottie on Bishop. Discussion about the number of fishermen and if we need another porta potty.
- B. MOC is wondering if we are going to move forward with the testing of the lakes. The board will have the lakes tested before and after the forest service project.

XIII. Adjournment (10:50 am).

- A. MS motion.
- B. KS seconded.
- C. Approved.

Signature: Steve Murphy Date: 8/9/2025 -