

Harris Park Metropolitan District Regular Meeting.
August 9, 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 August 9, 2025 Agenda.
 - III. Consider Approval with Changes to the July 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.
 - VI. Guests.
 - VII. Water and Sanitation.
 - A. Meter Readings.
 - 1. July
 - a) Hydrant.
 - (1) CC Hydrant: 1488351.00
 - (2) Last month: 1486860.39
 - (3) Usage: 1490.70
 - b) Well.
 - (1) CC Well: 1055014
 - (2) Last month: 1055001
 - (3) Usage: 12.90
 - c) UV: 57
- 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.
 - D. CORA resolution.
 - E. HP property use for written communications.
- X. New business.
 - A. Trees at CC with beetles.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 9/13/2025 AT 9:00 A.M.

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.
 - (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

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.

August 9, 2025 Meeting Minutes

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

Steve M.	David B.	Beth B.	Mercedes S.	Kaitlin S.
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- B. Community.

Jean	Shawn	Mike	Don	Brain	Steve E	Rick	Theresa	CHad	Reese
Daria (z)	Joan (z)								

- III. Consider Approval with Changes to the August 9, 2025 Agenda.
 - A. Changes.
 - 1. Old business. Cora resolution: Dana is just looking for the previously signed resolution for the CORA Admin will search for it.
 - B. Motion to approve with changes the August 9, 2025 Agenda.
 - 1. DB motion.
 - 2. BB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the July 12, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion to approve the July 12, 2025 Meeting Minutes.
 - 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. Change.
 - 1. \$176.16 added for Mercedes for Huck Finn supplies.
 - 2. Updated Elise hours to 3 hrs for the \$90.
 - 3. Motion.
 - a) BB motion.

- b) DB seconded.
- c) Approved.

VI. Legal.

A. Coordinated elections with PC.

1. The board elections are set every odd year in May by state law. This means we could not coordinate the board of director election with PC. Other elections (TABOR for example) could be coordinated.
2. Steve is wondering if all special districts could be coordinated if they used the same DEO. John said you could try to coordinate with other districts but you have to be careful coordinating in case the other district has something happen (canceled election).
3. MOC would like to make John aware that not everyone gets their ballots during the election. She is wondering how to better coordinate with PC and Dana. She thinks the district would be able to compile the list from PC for the election and it may go better. Steve said he would look into it.
4. MOC is wondering if we could do in person voting. Steve and John will look into it.
5. MOC said that the secretary of state said they could have the county handle it. Steve spoke to the Clerk and Recorder and they stated they do not have the staff or time to do the May election and would probably be more expensive.

B. Road Agreement.

1. John has a meeting scheduled with PC in a couple weeks.

VII. Guests.

VIII. Water and Sanitation.

A. Meter Readings.

1. July
 - a) Hydrant.
 - (1) CC Hydrant: 1488351.00
 - (2) Last month: 1486860.39
 - (3) Usage: 1490.70
 - b) Well.
 - (1) CC Well: 1055014
 - (2) Last month: 1055001
 - (3) Usage: 12.90
 - c) UV: 57

IX. Committees.

A. Dam Committee.

1. The bids are posted and sent out by RESPEC. Two companies have expressed interest already. Pre-bid meeting is August 19th. September 5th bid opening. Recommendation should be available by September meeting.
2. MOC would like to bring up the cost for this project is over \$100,000 for the project. He is concerned because this is more expensive than previous projects HP has done for the Lakes. He feels that the board should have bid out the engineering costs as well. Steve points out that the board approved the hiring of RESPEC.
3. MOC would also like to follow up on the Golds project.
 - a) He is wondering why Golds was not required to finish their work and why the board did not go after Gold's bond. The board followed the advice of the attorney. The board did file a claim with the insurance company for the bond and the insurance company denied the claim. The MOC believes the board should have resubmitted the claim again after the denial.
 - b) Discussion about why the board went with RESPEC for this project and what the state requirements for HP for this project were/are. Discussion about what RESPEC was asked to do and why the board chose them to head this project.
 - c) Discussion about the previous dam committee choices during the Golds project.
4. There is an argument between the board and a MOC regarding the Golds topic. The board attempted to move on to the next topic, but the MOC refused to move to the next topic and continued to try and argue with the board. The board tells the MOC that they need to stop disrupting the meeting or leave. The MOC continues to disrupt the meeting and refuses to leave, so the board is forced to adjourn the meeting.

X. Adjournment (9:40 am).

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

August 9, 2025 Meeting Minutes (2).

I. Motion to start meeting (9:50 am).

- A. KS motion
 - B. MS seconded.
 - C. Approved.
- II. Rec.
 - A. The Rec Committee is going to just do the Trunk or Treat event this year. They are not going to do the haunted house. Doing trunk or treat but doing it inside with tables so it is warmer for the kids. The event will be October 25, 2025 starting at 6pm.
 - B. MOC said she did the Forest of Doom previously and she is wondering if she could do it back in HP. It would just be the Maze side of the event and offer a percentage to the district for letting her use the land. She does carry insurance for the event. She has a couple different ideas for the areas and how to lay out the maze.
 - 1. Beth is wondering if she can start cleaning out the Rec shop. She thinks this is a great idea, but does want to look at how to lock up the shop in case the board wants to start allowing people to rent the rec shop.
 - 2. MOC would like at least 3 weeks to set up the maze, so she just wants to make sure she has enough time to get everything set up. She will also supply her own porta potties.
 - 3. MOC is wondering about security. There have never been any problems in the past for this event and there is a limit of how many people can go through at a time.
 - 4. The board motions to approve the Forest of Doom and allow the Rec Shop to be rented for this event. They will need all documents before the event takes place.
 - a) BB motion.
 - b) DB seconded.
 - c) Approved.
- III. Fishing Committee.
 - A. There is a STR owner that comes up and goes fishing. Mercedes will provide day passes for her when she comes up. She is following all rules on her STR posting at this time, but she would like to pay two regular passes for her and her dad. She feels that she is following all the rules and would like to be able to fish whenever she wants. She also wanted to bring up that the \$75 day pass was too steep and she had no interest in the fishing badge through the STR.
 - B. MOC is worried about her not abiding by the rules. He thinks the exception will set a bad precedent. He also thinks based on what other places charge for fishing, the \$75 is fair.
- IV. Old business.
 - A. Community Center remodel plans.
 - 1. Steve sent the comments from the last meeting and is waiting for a response.
 - 2. Melisa is out of the office right now.
 - B. Property owner violation.
 - 1. Has not received anything back yet. Will follow up with John.
 - C. CORA resolution.
 - 1. Will search for the signed copy and send it to the attorney. If there is not a signed copy, the board will make a new resolution.
 - D. HP property use for written communications.
 - 1. Has not received anything back yet. Will follow up with John.
- V. New business.
 - A. Trees at CC with beetles.
 - 1. Trees that have beetles have been flagged. Mercedes thinks we should remove them. Dave also flagged a tree that is leaning and should be removed.
 - 2. The bid was sent to Mercedes. She noted 13 trees that should be removed. \$9,800 is the bid.
 - 3. MOC thinks we should get at least two to three bids. He also recommends talking to the Fire Department and seeing if they could help in any way for mitigation or grant.
 - 4. Core could cut down any trees that are within 10 feet of the line. We should follow up with them too and see if any fit the requirements.
- VI. Public Comment.
 - A. MOC was able to get Jason the commissioner to agree to come to the next meeting in September.
 - B. MOC reviewed the RESPECS project manual. This will be the guideline for the project and HP will have to follow it. There are going to be at least four contractors for this project. He just wants to make sure the board is aware that this project may be more expensive than expected and wants the board to review the manual again and make sure it is feasible.
 - 1. Beth would like to make a motion to dissolve the dam committee to ensure there is no confusion or crossover for this project..
 - a) BB motion.
 - b) DB seconded.
 - c) Approved.
 - 2. Rick will continue to work with RESPEC on this project.

- C. MOC is wondering if overnight camping is allowed in HP property. HP has nothing to do with personal property. MOC would have to call the county. MOC said he spoke to PC building and zoning and they said it was HP responsibility. He will have to talk to the county because HP has no control over personal property because they are not an HOA.
 - D. HP received an email about the trash at the gun range. HP does not handle the gun range, so the forest service will have to be contacted.
- VII. Adjustment (10:25 am).
- A. DB motion.
 - B. KS seconded.
 - C. Approved.

Signature: Steve Murphy Date: 9/13/2025