Harris Park Metropolitan District Regular Meeting.
September 13, 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 September 13, 2025 Agenda.
III. Consider Approval with Changes to the August 9, 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.
    A. Jason Gemmer.
VII. Water and Sanitation.
    A. Meter Readings.
        1. August
            a) Hydrant.
                (1) CC Hydrant: 1489804.20
                (2) Last month: 1488351.00
                (3) Usage: 1453.20
            b) Well.
                (1) CC Well: 1055035.30
                (2) Last month: 1055014
                (3) Usage: 21.30
            c) UV: 33
VIII. Committees.
    A. Rec. Committee.
        1. Upcoming event dates.
    B. 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.
    F. Trees at CC with beetles.
X. New business.
    A. Updates for the stilling wall project.
        1. Approval of bid and authorize President of the Board to sign contract for stilling wall project.
XI. Public Comment.
XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **10/11/2025 AT 9:00 A.M.**

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.

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.

September 13, 2025 Meeting Minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:00 am).

II. Attending.
 A. Board.

Steve M.	David B	Mercedes S.

Kaitlin S.	Beth (zoom)	

B. Community.

Jean	Shawn	Steve E	Daria	Rick	Brain	George	Don	Theresa	Billy
Micheal									

III. Consider Approval with Changes to the September 13, 2025 Agenda.
- A. Changes.
  1. Move the stilling wall project up to VII. .
  2. Skip Old business this meeting due to waiting on updates,
- B. Motion to approve the September 13, 2025 Agenda.
  1. DB motion.
  2. KS seconded.
  3. Approved.

IV. Consider Approval with Changes to the August 9, 2025 Meeting Mins.
- A. Changes.
- B. Motion to approve the August 9, 2025 Meeting Mins.
  1. KS motion.
  2. DB 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. DB motion.
- B. MS seconded.
- C. Approved.

VI. Legal.
- A. Election.
  1. In person elections are allowed, but very expensive. You would have to print extra ballots and hire people to work the election.
  2. Mercedes has looked at other DEO's to save cost. She is getting some estimates now from Circuit Writer.
- B. The meeting with the PC attorney did not happen due to scheduling issues.

VII. Stilling Wall Contract.
- A. 5 contractors attended the prebid meeting and one submitted. Lillard and Clark's bid is approximately $100,000 over the engineers estimate.
- B. Ideas for how to move forward with this project.
  1. Split the project between this and next year.
  2. Reject the bid and push to after winter to re-open bids again.
- C. Rick info.
  1. Review all available documents and spoke with a couple of the people bidding.
     - a) There was concern about not having enough time to complete the project before winter hits. They are also dealing with higher costs than expected for the materials and document side.
     - b) He recommends Lillard and Clark. They have a great record, but he is concerned about the financial side because the cost is so high and the timeframe. He suggests that we re-post the bid January/February area and start in the Spring.
     - c) Mercedes is wondering if they would sub-contract this project. No this company does everything in house and has their own equipment for the concrete to mix on sight. They are well equipped for this job.
     - d) MOC is wondering what the budget shortfall is as of right now. We have $150,000 budgeted as of right now. We would need enough reserves to get to April for the property tax money to come in. Steve does not think we could approve this bid and pay our bills for the first 6 months of the year. The cash flow is not there at this point. We need to know what this tax season will look like for the district. We do not have the numbers just yet, but the book-keeper is working on the budget now and should have it for the next meeting.
- D. Re-bid this job in January/February.
  1. The general recommendation is to re-bid this job to allow for more time to get the project done and maybe cost would be down due to the timeframe being bigger.
  2. This bid is public as of the beginning of September.

E. Motion to reject the current bid from Lillard and Clark.
    1. SM motion.
    2. DB seconded.
    3. Approved.

VIII. Guests.

A. Jason Gemmer (Commissioner for District 2).
    1. Commissioner Gemmer is here today to discuss the road issues facing HP and PC role in the issues. HP and PC have been opening communications through their attorneys. The main problem for both entities is funding. PC does not have any funding through taxes that go to maintaining the roads. The state is where the funding comes from for the roads.The PC Road and Bridge fee that residents pay through taxes and registration go to the highway user tax fund through the state. The state then determines how the funds are divided out.
    2. Commissioner Gemmer has been contacting the state to try and fix the legislation currently used for the funding for roads. He is also working with PC to see if there are other options available to help alleviate some of the problems residents are facing.
    3. Many members of the community are concerned about the safety issue the roads cause due to inaccessibility. Commissioner Gemmer recommends that they call the non-emergent line to get and give more info about the roads. If these roads are deemed inaccessible during an emergency situation, the county has an emergency fund they could utilize.
    4. Commissioner Gemmer has also been looking into grants to help along with other members of the HP community.
    5. One option that Commissioner Gemmer is also looking into is having the county bring any fill they can spare to HP and then volunteers can spread it on the road. This would not fix the problem, but could help at the least.
    6. Mercedes is wondering if HP could utilize the administration side through PC for engineering and grants. We could utilize the PC engineer to come up with plans to better the roads back in HP and then HP residents could start working on some of the construction side of it. The grants would also help with the funding side and HP could use help writing the grants. She would also like the communication to be a little better with PC. That would allow for more transparency and direct answers from PC. Commissioner Gemmer is working on streamlining the process.
    7. Dave is wondering if there is a way to get funding for the helicopter pad access. Commissioner Gemmer is going to dig further into the issue and get back to him.
    8. Commissioner Gemmer's main take away is that he is working with the state on changing the legislation and will continue to work with them. He also is going to keep looking for different options for the roads. He recommends that residents write letters to the state to make sure they are heard and that that state is aware of the problems facing the community. He also stated that you can go on PC's website to see which roads are/aren't funded by the state.
    9. John recommends that HP say yes to any materials and holds PC harmless for the volunteer work to spread it.
    10. Commissioner Gemmer also wanted to bring up that the HUTF funds will change due to the school being closed. It lowers the traffic flow and lowers it under the threshold for funding.

IX. Water and Sanitation.

A. Meter Readings.
    1. August
        a) Hydrant.
            (1) CC Hydrant: 1489804.20
            (2) Last month: 1488351.00
            (3) Usage: 1453.20
        b) Well.
            (1) CC Well: 1055035.30
            (2) Last month: 1055014
            (3) Usage: 21.30
        c) UV: 33

X. Committees.

XI. Old business.

XII. New business.

XIII. Public Comment.

A. MOC is wondering if we could send out a mass email to the community that HP is not responsible for the roads and that the community can send letters about their concerns to the correct entity. HP should be taken out of the equation entirely because they cannot do anything to help (yes).

B. MOC would also like to start fundraising again to help with the dam funding.

C. MOC would like to start seeing receipts for the money being spent.

D. MOC is wondering if we need the lawyer at every meeting.Maybe only specific meetings.

E. MOC is wanting the board to utilize the SDA for information. Mercedes has been reaching out for the election questions. She thinks we could utilize that more and save some money on legal costs.
F. MOC is wondering if we could do one draft letter for the community to sign for the road issues instead of multiple small letters.
G. MOC is wondering why the bond company denied the claim for the Golds contract.
    1. Through a CORA request, he saw that the bond company stated that the board accepted the deviations from Gold and that is the reason for the denial. They stated they have documentation that approved of the deviations. Steve does not have the documentation and would have to further investigate what deviations they are referencing.
    2. MOC is wondering how the deviations occurred, and if the board approved it. Steve does not remember any deviations being approved. John recommends we move this to the next agenda and would like to review the problem and address this at the next meeting. The information came from the CORA request Mr. Eddleman requested.

XIV. Adjournment (11:00 am).
A. DB motion.
B. KS seconded.
C. Approved.

Signature: Steve Murphy Date: 10/11/2025