

Harris Park Metropolitan District Regular Meeting.
October 11, 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 October 11, 2025 Agenda.
 - III. Consider Approval with Changes to the September 13, 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. September
 - a) Hydrant.
 - (1) CC Hydrant: 1491308.60
 - (2) Last month: 1489804.20
 - (3) Usage: 1504.40
 - b) Well.
 - (1) CC Well: 1055037.30
 - (2) Last month: 1055035.30
 - (3) Usage: 2.00
 - c) UV: 29
- 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.
 - G. Updates on the stilling wall project.
- X. New business.
 - A. Elect a budget officer.
 - B. Preliminary budget.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **11/8/2025 AT 9:00 A.M.**

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.

October 11, 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. (Zoom)	Mercedes S.	Dave B.	Beth B.	Kaitlin S.
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- B. Community.

Chad	Joan (z)	Rick	Brian	Shaun	Steve	Daria	Don	Mike	Kareanne
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- III. Consider Approval with Changes to the October 11, 2025 Agenda.
 - A. Changes.
 - B. Motion to approve October 11, 2025 agenda.
 1. BB motion.
 2. MS seconded.
 3. Approved.
- IV. Consider Approval with Changes to the September 13, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion to approve September 13, 2025 Meeting Minutes.
 1. BB 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. Changes.
 1. Should be 3 hours at \$30 for Elise.
 - B. Motion to approve the financial packet sent by the bookkeeper, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
 1. MS motion.
 2. SM seconded.
 3. Approved.

VI. Legal.

- A. The PC attorney has changed. They are currently looking for a new one.
- B. Found some DEO options if the board would like to pursue. He will forward to Mercedes.
- C. John reviewed the liberty mutual correspondence for the bond.
 1. Liberty mutual found documentation that showed HP was aware and approved the deviations for the dam project through actions taken during the project.
 2. John does not think another demand on the bond would do anything to change their decision. We can continue to pursue this bond, but it will be expensive and most likely not change anything. He is more than happy to assist in whatever way the board deems necessary.
 3. MOC thinks we need to challenge the insurance company and find the documentation. He thinks the board keeps rolling over and not fighting. John does not think the board is rolling over. He thinks the litigation went the best it could and does not think the board should spend more money on this problem. Discussion about the dam project and what/where the deviations stemmed from.
 4. Steve M. notes that there was no deviation approved by the board in the form of a vote or written communication.
 5. John would like to point out that he is here to represent HP, but he is going to be honest with the board and give them the best advice for the district. This issue was not a simple issue and it can rack up a lot of money quickly. HP's main goal is to represent the best interest of the district.
 6. MOC would like to know who approved the deviations that the insurance is referencing. John: the board did not approve any changes. It was the series of events that is approving the deviations and it is not a simple issue of writing to the insurance and expecting a drastic change in their opinion. They will fight this issue and it will cost the board a lot more money.

VII. Guests.

VIII. Water and Sanitation.

- A. Meter Readings.
 1. September
 - a) Hydrant.
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 - (3) Usage: 2.00
 - c) UV: 29

IX. Committees.

- A. Rec. Committee.
 1. Upcoming event dates.
 - a) Nov. 1 at 5:30pm for Halloween event.
 - b) Flyer was sent out and Beth opened it up if vendors wanted to come in and participate with the community.
 - c) There are a couple vendors that are donating prizes and materials for some of the events.
- B. Fishing Committee.
 1. No updates.

X. Old business.

- A. Community Center remodel plans.
 1. Got updated plans from Foothills for previous changes.
 2. Waiting for the construction plans/documentation.
- B. Property owner violation.
 1. No updates. Will reach out to John.
 2. Joan would like to clarify this section and have it renamed HP property violation.
- C. Road Agreement.
 1. PC dropped off some road material to help fill in pot holes. Dave has a draft of spots that could use it and if anyone is interested in volunteering, please reach out to HP.
 2. Discussion about a couple roads that need the base and possible options for volunteers to help grate the road.
- D. HP property use for written communications
 1. No updates. Will reach out to John.
- E. Trees at CC with beetles.
 1. Compiled a list for bids. The board reviewed the bids and discussed what is included in the bids. Beth would like to inform the community that it would be beneficial for the community to be proactive on their properties too and take steps to protect their own trees.

2. Mercedes is going to reach out to see if there are any grants that could be utilized for this project as well.
 3. Dave said he met a man who has a ton of knowledge on this and said he would be willing to come in and give info to the community about trees and problems the community is currently facing.
 4. Motion to approve the Rolling River Tree Service bid (\$3250).
 - a) MS motion.
 - b) BB seconded.
 - c) Approved.
- F. Updates on the stilling wall project.
1. No updates at this time. Will re-bid in January and give plenty of time for bids to come in.
- XI. New business.
- A. Elect a budget officer.
 1. Motion to elect Nickie as the budget officer.
 - a) MS motion.
 - b) DB seconded.
 - c) Kaitlin, Mercedes, and Dave voted yes. Beth voted no. Steve had to leave the meeting with an excused absence.
 - B. Preliminary budget.
 1. Nickie sent the preliminary budget. Anything in yellow needs a number to be added. Rec is at \$2,000 for children rec events. Beth said \$2,000 is appropriate. The remaining halloween budget will meet the budgeted amount for 2025. Discussion about events and what to be expected for the Halloween event coming up.
 2. Dave has a heavy equipment mechanic coming out to check the tractor. It needs some repairs.
 3. Need new tires for the trailer. There are budgeted funds for 2025 that are available for use this year.
 4. Discussion about the projected cost for election, stilling wall, and engineering for 2026.
 - C. Trash at the Rec Shop.
 1. Old wood and other heavy products were taken out of the rec shop for previous props. Beth told Reece she could use it if needed for the Forest of Doom; otherwise, they will dispose of the rest.
 2. Discussion about some of the areas that will need to be blocked off/adjusted to ensure it is safe for the event.
- XII. Public Comment.
- A. MOC would like more info about the Forest of Doom event. Discussion about where the event is taking place and more details about the event and what profits are coming back to the community center.
 - B. MOC would like more info about the community center remodel and specific materials being used. She would also like more info about the full list of upgrades planned. HP will reach out with these questions and try to get it done before the next meeting.
 - C. MOC is wondering if we can start figuring out specific meetings that the attorney needs to come to vs ones that he could skip.
 - D. Dave has been in touch with PC and they had a couple concerns about encroaching on the road in certain areas. He will continue to monitor.
- XIII. Adjournment (10:33 am).
- A. MS motion.
 - B. KS seconded.
 - C. Approved.

Signature: Steve Murphy Date: 11/8/25