

Harris Park Metropolitan District Regular Meeting.
November 8, 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 November 8 , 2025 Agenda.
 - III. Consider Approval with Changes to the October 11, 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. October
 - a) Hydrant.
 - (1) CC Hydrant: 1493119.78
 - (2) Last month: 1491308.60
 - (3) Usage: 1811.18
 - b) Well.
 - (1) CC Well: 1055041.1
 - (2) Last month: 1055037.30
 - (3) Usage: 5.80
 - c) UV: 30
- VIII. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - B. Fishing Committee.
- IX. Old business.
 - A. Community Center remodel plans.
 - B. Properties that infringe on HP property..
 - C. Road Agreement.
 - D. HP property use for written communications
 - E. Trees at CC with beetles.
 - F. Updates on the stilling wall project.
- X. New business.
 - A. UMB bank.
 - B. Resolution Designating the Official Custodian of Records and Adopting a Policy on Responding to Open Records Requests.
 - C. Master Service Agreement for Water Account with RESPEC.
 - D. Core Easement Request.
 - E. Request for permit for movie.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **12/13/2025 AT 9:00 A.M.**

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.
 - (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
- 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.

November 8, 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 B.
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- B. Community.

Shawn	Rick	Theresa	Brian	Jason (z)	Micheal (z)	Don	Steve E.		

- III. Consider Approval with Changes to the November 8 , 2025 Agenda.
 - A. Changes.
 - B. Motion.
 1. DB motion.
 2. KS seconded.
 3. Approved.
- IV. Consider Approval with Changes to the October 11, 2025 Meeting Mins.
 - A. Changes.
 - B. Motion.
 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. DB motion.
 - B. SM seconded.
 - C. Approved.
- VI. Legal (John on zoom).
 - A. Core Easement.
 1. The attorney reviewed the easement and it looks acceptable.

2. Discussion about where the line will run and if it runs down an existing line. They are not sure if there is an existing line.
 - B. John is going to review the policy regarding infringement on HP property by residents of the district.
 - C. It looks like we are currently under budget for the legal side per the budget. He is more than happy to let the board decide when he is needed at the meetings to save the district money though. The board will reach out and let John know if he is needed for the meeting.
- VII. Guests.
- VIII. Water and Sanitation.
- A. Meter Readings.
 1. October
 - a) Hydrant.
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- IX. Committees.
- A. Rec. Committee.
 1. Upcoming event dates.
 - B. Fishing Committee (no update)..
- X. Old business.
- A. Community Center remodel plans.
 1. Steve received the updated plans and is still reviewing the questions that the architect had and the changes the board requested.
 2. Steve is wondering if we could do a work session to review or have two board members and Rick review and give a report to the rest of the board. The board agrees the work session would be the most efficient. They decided they would hold a work session on Thursday the 20th at 7pm. This work session is open to the public.
 - B. Properties that infringe on HP property.
 1. John is working on the policy.
 - C. Road Agreement.
 1. Dave has been working with PC and getting the road base delivered. It was dropped off at the community center and rec shop. If anyone in the district would like to help fill in sections on the road, they are more than welcome to grab some base and help with the project. Mercedes is going to text a member of the community that has been helping with the roads and see if he is available.
 2. Discussion about possible volunteers for this project.
 - D. HP property use for written communications.
 1. Discussion about resolution addressing people posting info on HP property. This resolution lays out guidelines for the community and requires the boards approval for posting anything.
 - a) Motion to approve resolution.
 - (1) DB motion.
 - (2) BB seconded.
 - (3) Approved.
 - E. Trees at CC with beetles.
 1. Scheduled for November 24 and there is a member that will take the wood if the board is ok with that.
 2. Discussion about what needs to be done with the wood once it has been properly treated. The board will treat the wood first and then they can give it to the community.
 3. Beth would like a COI for this job.
 - F. Updates on the stilling wall project.
 1. Met on Wednesday and did a site visit. Will need to do drilling in 4 places to check slabs. There are some spots that the cracks will need to be addressed. RESPEC will send the report to HP and Brain with required fixes.
 2. There is a chance we can just seal the slabs and prevent further deterioration. They are also going to try and get Brain to look at the slabs and see what he requires and send photos from the site.
- XI. New business.
- A. UMB bank.
 1. The board will need to go in and resign for the bank account. They have to go in together to resign everything. The board will go on November 12 at 4pm.
 2. Mercedes recommends we add one more card that Dave can use.

- B. Resolution Designating the Official Custodian of Records and Adopting a Policy on Responding to Open Records Requests.
 - 1. The board had to draft another resolution because we did not have a signed copy. The amount per hour fee was updated to \$40 after the third hour starts.
 - a) Motion to approve resolution.
 - (1) MS motion.
 - (2) BB seconded.
 - (3) Approved.
- C. Master Service Agreement for Water Account with RESPEC.
 - 1. Annual agreement with RESPEC for our water accounting. Cost is set at \$4200 for the year.
 - a) Motion to approve resolution.
 - (1) MS motion.
 - (2) DB seconded.
 - (3) Approved.
- D. Core Easement Request.
 - 1. Received an easement request from CORE to improve the electric lines. Discussion about proposed easement. They are offering \$1218.92 for the easement.
 - 2. Discussion about pros and cons of the easement.
 - 3. Mercedes would like to use that payment to update the school bus stop in front of the community center.
 - 4. Motion to approve the easement.
 - a) DB motion.
 - b) SM seconded.
 - c) Approved.
- E. Request for permit for movie.
 - 1. There is a group that would like to shoot a scene where they light an aluminum boat on fire in lake one. They will pull all permits and safety measures in place. They also carry all insurance to ensure everything is covered and will ensure the boat will not sink. They will also pay \$1000 to HP for the lake use.
 - 2. Discussion about what the movie is and why they want to use the lake. Rick recommends they have a section that they are to take any trash back out. Beth would like to know what they are using to light the boat and make sure there is no contamination from the fire.
 - 3. Steve E would also like to make sure the fire department is informed. Shawn would also like all legal proof to be presented to the board as well.
 - 4. Mercedes called a member of the party to answer a couple questions.
 - a) Beth is wondering how the fire will be started (wire within the boat) and how it will be put out (they are bringing in a water truck). It will be a fast burn that will go up fast but burn fast. If anything is left burning, they will use the water to spray. They will also have the boat connected to two wires to ensure full control of the boat at all times. No chemicals will go into the water. They will shoot a couple arrows that will go into the water and float so they can be recovered.
 - b) November 29 is the requested date to do this scene. They understand that there may be ice at that time and will adjust where needed with that.
 - c) They will plan on contacting the local fire department once they get the go ahead from us. They will also take in environmental factors (excessive wind, ice, etc.).
 - d) Dave is wondering if there is anything that would upset the EPA (no). They are also prepared to make any chances that they can to ensure the board is comfortable with this project.
 - 5. Discussion that this does not set a precedent for other people to want to boats on the lake. This will be addressed on a case by case basis and the production offered to post signage for the project at the lake to inform the public of what is happening. Beth also requests that any documentation be sent to the board to ensure everything is covered. They are going to email all paperwork over to the board for review.
 - 6. Discussion about what the board would require to approve the project and whether this creates a precedent.
 - 7. MOC thinks we need to ensure it is approved by EPA and local departments.
 - 8. Motion to approve the film project as long as they meet the stipulation set forward by the board (no foam, no chemicals, use alcohol instead of petroleum, fire truck and emt on site).
 - a) MS motion.
 - b) KS seconded.
 - c) 4 yes. 1 no.

XII. Public Comment.

- A. MOC would like it to be announced how much the Forest of Doom is donating to the district for the Forest of Doom event. Made \$35 in donations for the Halloween party.
- B. MOC would like to discuss the documentation for the deviations from the bond company that the board had knowledge of the deviations. This came from the attorney's office of why the bond was denied and it has been explained multiple times why we are not pursuing this denial. The board is trusting the attorney's recommendations regarding these issues and feels

this issue is closed. The board does acknowledge that there were mistakes made in the previous project that they are correcting to the best of their ability.

XIII. Adjournment (11:00 am).

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

Signature: Steve Murphy Date: 12/13/2025