

Harris Park Metropolitan District Regular Meeting.
December 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 December 13 , 2025 Agenda.
 - III. Consider Approval with Changes to the November 8, 2025 Meeting Minutes.
 - 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. November
 - a) Hydrant.
 - (1) CC Hydrant: 1495301.50
 - (2) Last month: 1493119.78
 - (3) Usage: 2181.72
 - b) Well.
 - (1) CC Well: 1055046.60
 - (2) Last month: 1055041.10
 - (3) Usage: 5.50
 - 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. Trees at CC with beetles.
 - D. Updates on the stilling wall project.
- X. New business.
 - A. Open Public Budget Hearing.
 - 1. Budget.
 - 2. Resolutions.
 - B. Community Service.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **01/10/2026 AT 9:00 A.M.**

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.

- (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

- 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.

December 13, 2025 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:01 am).
- II. Attending.
 - A. Board.

Steve M.	David B.	Kaitlin S.	Beth B. (zoom)	Mercedes S. (zoom)
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- B. Community.

Brian	Jean	Shawn	Rick	Teresa	Steve E	Daria	Don	Reese	Micheal
Jason									

- III. Consider Approval with Changes to the December 13 , 2025 Agenda.
 - A. Changes.
 - B. Motion to approve the December 13, 2025 Agenda.
 - 1. KS motion.
 - 2. DB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the November 8, 2025 Meeting Minutes.
 - A. Changes.
 - B. Motion to approve the November 8, 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. DB motion.
 - B. KS seconded.
 - C. Approved.
- VI. Legal.
- VII. Guests.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 - 1. November
 - a) Hydrant.
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 - b) Well.
 - (1) CC Well: 1055046.60
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 - c) UV: 30
- IX. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Holiday party coming up on the 20th.
 - 2. MOC is wondering if we received any payment from Forest of Doom. Discussion with Reese about the payment she was going to give to HP. She did not make enough of a profit this year to offset the cost for the event. She is here today to discuss the fact that she may not be able to give anything to HP for the event because the percentage discussed was based on profit from the event. She would like to do the event again in the future with better advertising to boost attendance.
 - B. Fishing Committee.
- X. Old business.
 - A. Community Center remodel plans.
 - 1. The board is trying to set up a meeting with Andrew at planning and zoning to review the plans with him. This will help to understand what permitting we need and what would need to be done with the project.
 - B. Properties that infringe on HP property.
 - 1. Still waiting for the document from the attorney and will present it to the board when ready.
 - C. Trees at CC with beetles.
 - 1. Trees have been removed. Thank you to Dave, Mercedes, and Brad for moving the trees over to the maintenance building.
 - 2. Discussion about what to do with the trees for disposal. John said it has to be disposed of at market value. MOC is wondering if we could just donate the trees. Steve will follow up with John and see if we can donate the trees, and discuss options to allow for a fair donation for the community.
 - 3. Discussion about possible options and requirements for disposal so the beetles do not spread.
 - D. Updates on the stilling wall project.
 - 1. Had the meeting with Brian and received directions on the repairs that he does not require at this time. Respec has reworked their quantities and will forward to Willard and Clark for another proposal for the updates. The board will then decide if they will accept the new proposal or open for bidding again.
 - 2. Should hear back by February from Willard and Clark with a new bid. MOC thinks we should put it back out for bid again in February. Discussion about possible options for the bid and the most efficient way to handle the bids and what could affect the bids.

3. MOC would like to stress how important it is to be proactive and have this project rolling by April if possible. Discussion about having a special meeting depending on when the bid comes in and decide if we are going to accept the bid or rebid the project.
 4. MOC did a lot of research on Willard and Clark and they look like a great company and they are already being proactive on the project. They have come out to the site already and have a plan for the project. They also are confident in their work and seem genuinely invested in the project for the community. He thinks we should stick with them for the project.
 5. Steve will reach out to Respec for an update and try to get the numbers for the January meeting.
- XI. New business.
- A. Open Public Budget Hearing.
 1. Budget.
 - a) Steve motions to open the Public Budget hearing at 9:26 am.
 - b) Budget info.
 - (1) W/S summary.
 - (a) Revenue: \$168,158
 - (b) Reduction from \$163,000 to \$157,000 for this year due to change in state regulations.
 - (c) Expenses: \$293,000
 - (d) Stilling wall: \$290,000
 - (e) Reserve: \$59,137
 - (2) Rec summary
 - (a) Revenue: \$22,650
 - (b) Expenses: \$47,609
 - (c) CC Remodel: \$60,000
 - (d) Reserve: \$8,763
 - (3) MOC is wondering if the Mill Levy is changing (no). The reduction is due to the evaluation of property in PC decreasing. The state is using a new way to tax property that is causing the reduction of about \$6,000.
 - c) Steve motions to close the Public Budget hearing and enters back into the regular public meeting at 9:31 am.
 2. Motion to adopt the 2026 Budget and approve the 2026 Resolutions for the Budget (Resolution to Adopt the Budget, Resolution to Appropriate sums of Money, and Resolution to Set Mill Levies).
 - a) KS motion.
 - b) DB seconded.
 - c) Approved.
 - B. Community Service.
 1. MOC would like to do some community service for HP. The board just needs to approve of the service.
 2. Discussion about what services the community needs and the process. MOC would sign a volunteer agreement that would protect the community and board if something happens. The board can sign off on the sheet.
 3. Motion to allow MOC to do their community service in HP.
 - a) SM motion.
 - b) KS seconded.
 - c) Approved.
- XII. Public Comment.
- A. Discussion about the Forest of Doom event this year and that she would like to do it again next year with more advertising and time to prepare. Discussion about how to handle the payment for this year.
 - B. MOC is wondering if we are going to have a toy drive. The Rec committee is having a party on the 20th and HP is accepting toy donations for the party.
 - C. MOC was not at the last meeting and would like to discuss the film request for the boat burning scene. Recap of the request and what the board had requested. It did not occur so there are no updates on this. MOC does not think this is a good idea.
 - D. MOC requests that all board members' numbers be available to the public (they are available on the website).
 - E. MOC is wondering if Beth and Mercedes are moving. Beth does have plans to move, but there is no set date. Mercedes is not moving at this time.
- XIII. Adjournment (9:52 am).
- A. DB motion.
 - B. KS seconded.
 - C. Approved.

Signature: Steve Murphy Date: 1/10/26