

**Harris Park Metropolitan District Regular Meeting.  
January 10, 2026 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 January 10, 2026 Agenda.
- III. Consider Approval with Changes to the December 13, 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. December
      - a) Hydrant.
        - (1) CC Hydrant: 1496962.40
        - (2) Last month: 1495301.50
        - (3) Usage: 1660.90
      - b) Well.
        - (1) CC Well: 1055046.40
        - (2) Last month: 1055046.60
        - (3) Usage:5.40
      - c) UV: 28
- VIII. Committees.
  - A. Rec. Committee.
    - 1. Upcoming event dates.
- IX. Old business.
  - A. Community Center remodel plans.
  - B. Properties that infringe on HP property.
  - C. Updates on the stilling wall project.
- X. New business.
  - A. Closed Executive Session to discuss water hydrant violation.
  - B. School bus stop.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **02/14/2026 AT 9:00 A.M.**

## 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.

- (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

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.

### January 10, 2026 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.	Beth B.	Mercedes S.	Kaitlin S. (excused)
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- B. Community.

Jean	Brian	Jason	Tina	Joan (Z)	Steve (Z)	Daria (Z)	Marisa (Z)	Don	Miche al

- III. Consider Approval with Changes to the January 10, 2026 Agenda.
  - A. Changes.
    - 1. Move executive session under legal.
    - 2. Add website update via volunteer under new business.
  - B. Motion to approve the January 10, 2026 Meeting Agenda with changes.
    - 1. DB motion.
    - 2. BB seconded.
    - 3. Approved.
- IV. Consider Approval with Changes to the December 13, 2025 Meeting Minutes.
  - A. Changes.
  - B. Motion to approve the December 13, 2025 Meeting Minutes with changes.
    - 1. DB motion.
    - 2. BB seconded.
    - 3. Approved.
- V. The Board Motions to approve: the financial packet sent by the bookkeeper (excluding reimbursements for Beth and Dave), pay the proposed bills, and approve/acknowledge this month's lake and well readings.
  - A. DB motion.
  - B. MS seconded.

- C. Approved.
- D. Motion to approve Beth's reimbursements.
  - 1. SM motion.
  - 2. MS seconded.
  - 3. Approved.
- E. Motion to approve Dave's reimbursement.
  - 1. BB motion.
  - 2. MS seconded.
  - 3. Approved.

VI. Legal.

A. Updates.

- 1. Discussion about HP giving away property to a private party.
  - a) This is for the trees that have been cut down due to beetle kill. Consideration must be given (anything of benefit) so you can give away something through good will.
  - b) Will have to make a donation agreement outlining what the consideration is that is being given (goodwill).
  - c) John will send over an agreement the board can use.
- 2. Discussion about if HP can receive donations from a private party.
  - a) HP can receive a donation from a resident.
  - b) With personal property, the board can accept it. If it is real estate property, then John's office should be involved.
  - c) For this situation, there is a resident in the community wanting to transfer property to HP.
- 3. Discussion about residents infringing on HP property.
  - a) John recommends a policy be put in place to inform the community of what will happen if someone infringes on HP property. This policy will also outline how people can formally request use of HP property, and what will happen if people do not follow the policy.
  - b) Steve brought up permitting for use of the property through the board if residents would like to request use of property.
  - c) Dave would like more clarification on what would happen if someone knowingly is using HPMD property for continual and beneficial use, and has made it impossible for HPMD property owners to easily gain access to HPMD right of ways, parks, roads, or open space (walls, fences, etc.). There are a couple different factors that would play into that question and what would happen. It would depend if it was adversely possessed and that would be up to a judge.
  - d) MOC would like to know what the board plans to do if someone continues to infringe on the property after this policy is in place. MOC would also like to have the attorney be careful about what words are used in the policy to make sure it is clear and not confusing because residents can use community property temporarily. They will have the policy tailored to address any encroachment at the board discretion and make sure everyone is treated equally in the community.
  - e) MOC would like to know what the board will do if people do not follow the policy. The policy will outline the recourse from the district. It has to be HP property that the board can address. The distinct cannot address any problems

that are on non HP property. Steve will get the information from the MOC and see if there is anything HP can do.

- f) Beth is wondering what would be the steps if someone is encroaching on HP property (parking vehicles and putting up a fence). John states: get the policy passed, have a process (demand letter from attorney, get a court order for removal, and litigation), and follow through on the policy. There is a difference between civil and criminal trespassing which would be a different process.

B. Closed executive session.

- 1. Steve motions to move into a closed executive session in order to receive legal advice from the attorney regarding possible litigation and personnel (9:42 am). DB motion and BB seconded. Approved.
- 2. Steve motions to close the executive session and return to the regular meeting (10:15 am) MS motion. BB seconded. Approved.

VII. Guests.

VIII. Water and Sanitation.

A. Meter Readings.

1. December

a) Hydrant.

(1) CC Hydrant: 1496962.40

(2) Last month: 1495301.50

(3) Usage: 1660.90

b) Well.

(1) CC Well: 1055046.40

(2) Last month: 1055046.60

(3) Usage:5.40

c) UV: 28

IX. Committees.

A. Rec. Committee.

1. Upcoming event dates.

- a) The Holiday Party is tonight at 6pm. The power outage was the cause of the last one being cancelled.

X. Old business.

A. Community Center remodel plans.

1. Working on an appointment with PC.

B. Properties that infringe on HP property (discussed under legal).

C. Updates on the stilling wall project.

1. Waiting on updated cost. Should receive it this week.

XI. New business.

A. Closed Executive Session to discuss water hydrant violation (moved to legal).

B. School bus stop.

1. MOC have volunteered to redo the school bus stop. HP would just need to buy the supplies. We can use the money we received from the CORE easement check to cover the cost of the bus stop.

2. Motion to approve the cost for the repair of the bus stop, and approve the volunteers to do the repair.

a) MS motion.

b) DB seconded.

c) Approved.

- C. MS would like to thank Mike for cutting down the tree by the road and plowing the community center.
  - D. Update website via volunteer.
    - 1. MOC has volunteered to update our website. Discussion about what he would be willing to do for the website and his qualifications.
- XII. Public Comment.
- A. MOC wants to make sure if the board is going to accept the property donation, they account for all the costs associated with the property. He also would like to make sure the board will have John on board with any purchase.
  - B. MOC would like to know if the board is going to cut more trees. The board does not have further plans to cut down other trees at this time.
  - C. Mercedes would like to bring up that the next meeting will include fishing rules and regulations, applications, etc, , so the community can send in any ideas for that meeting.
  - D. MOC is wondering if anyone ever discussed placing a mirror by Neal street to help with safety.
- XIII. Adjournment (10:38 am).
- A. DB motion.
  - B. MS seconded.
  - C. Approved.

Signature: Steve Murphy

Date: 2/14/2026