

Harris Park Metropolitan District Regular Meeting.
February 14, 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 February 14, 2026 Agenda.
- III. Consider Approval with Changes to the January 10, 2026 Meeting Minutes.
- IV. Consider Approval with Changes to the January 24, 2026 Meeting Minutes
- 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.
- VI. Legal.
- VII. Guests.
 - A. Ryse.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 1. January
 - a) Hydrant.
 - (1) CC Hydrant: 1498710.40
 - (2) Last month: 1496962.40
 - (3) Usage: 1748.00
 - b) Well.
 - (1) CC Well:1055048.20
 - (2) Last month: 1055046.40
 - (3) Usage:1.80
 - c) UV: 30
- IX. Committees.
 - A. Rec. Committee.
 1. Upcoming event dates.
- X. Old business.
 - A. Community Center remodel plans.
 - B. Properties that infringe on HP property.
 - C. Updates on the stilling wall project.
 - D. School bus stop/Thank you to Sunny and Anthony.
 - E. Violation of hydrant rules.
 - F. Approval of updated hydrant use application.
- XI. New business.
 - A. Bookkeep 2026.
 - B. Fishing application.
 - C. Fishing Rules.

- D. Community Fee Review.
- E. Exemption for audit.
- XII. Public Comment.
- XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 03/14/2026 AT 9:00 A.M.

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 district 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.

January 24, 2026 Meeting Minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (11:02 am).

II. Attending.

A. Board.

Steve M	Mercedes S.	Dave B.	Beth B.	Kaitlin S.
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B. Community.

Jean	Rick	Shawn	Brian						

III. Consider Approval with Changes to January 24, 2026 Agenda.

- A. Changes.
- B. Motion to approve the January 24, 2026 Agenda.
 - 1. BB motions.
 - 2. MS seconded.
 - 3. Approved.

IV. Guests.

- A. Paul Wagner from Lillard and Clark.
- B. Emry Layton from RESPEC.

V. New business.

- A. Review and approve the Lillard and Clark bid to repair the stilling wall at Lake 1.
 - 1. Lillard and Clark have been working with the district to adjust the bid to accommodate what the district needs. The biggest change was going to a Lump sum of \$214,000 and \$15,000 owner contingency fund.
 - 2. Beth would like to clarify the base bid schedule for unit and quantity for the rip wrap placement and grout, and cement and repair patch price difference from the original bid. After the walk through, Lillard and Clark were able to clarify what work needed to be done and adjust the price accordingly. Discussion about how they are planning on doing the repair and what steps would be taken for the repair. Lillard and Clark worked with RESPEC and the state to ensure the repair meeting all requirements.
 - 3. There will be a preconstruction meeting for all the documents to be signed. Paul said he would like to send some of his crew up to start prepping the site for the project weather permitting (the board is ok with that).
 - 4. Motion to approve the Lillard and Clark bid.
 - a) DB motion.

- b) MS seconded.
- c) Approved.

- VI. Public Comment.
 - A. Rick would like Paul to reach out to him when they come up for the project so he can go over the project with them on site.
- VII. Adjournment (11:20).
 - A. BB motion.
 - B. SM seconded.
 - C. Approved.

February 14, 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.	Dave B.	Mercedes S.	Beth B. (Z)	
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- B. Community.

Jean	Shawn	Don	Marisa	Steve E.	Rick	Joan (Z)	Jerry		

- III. Consider Approval with Changes to the February 14, 2026 Agenda.
 - A. Changes.
 - 1. Add land donation to new business.
 - B. Motion to approve the February 14, 2026 Agenda with Changes.
 - 1. DB motion.
 - 2. SM seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the January 10, 2026 Meeting Minutes.
 - A. Changes.
 - B. Motion to approve the January 10, 2026 Meeting Minutes with changes.
 - 1. DB motion.
 - 2. MS seconded.
 - 3. Approved.
- V. Consider Approval with Changes to the January 24, 2026 Meeting Minutes
 - A. Changes.
 - B. Motion to approve the January 24, 2026 Meeting Minutes with changes.
 - 1. DB motion.
 - 2. BB seconded.
 - 3. Approved.
- VI. 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. Beth reimbursement.
 - a) There is a reimbursement for \$278.64 for the locks. This should not be under Beth, but sent directly to the locksmith at Rivers Lock and Key.
 - b) \$57.30 is the actual reimbursement for Beth.
 - 2. Credit Cards for the reimbursement.
 - a) Beth's card for the district is for \$668.63.
 - b) Steve's card for the district is for \$1246.10.
 - (1) This includes the purchase for the christmas party, google workspace, and SDA membership.
 - c) These cards are business cards for Harris Park. They did require a board member's name be on the card so that is why Beth and Steve are on the cards. The balance is high this month because Citywide transferred over to UMB bank. At that time, they canceled the original cards and moved the balance over to the new cards. The district did not receive any statements until last week (multiple months after the transfer). Steve and Beth spoke with the bank and were able to resolve the issues and remove any late fees or interest charges.
 - d) They were also able to set up the online portal to avoid this issue in the future.
 - 3. Add reimbursement for Dave for \$411.92 for materials for the truck.
 - 4. Add invoice for \$520 for Ground Engineer for the preconstruction meeting.
 - 5. Add reimbursement for Mercedes for \$159.90 for zoom and \$273.82 for the stain for the bus stop.
 - B. Motion to approve the financial packet (with changes) sent by the bookkeeper, pay the proposed bills (except for Dave, Beth, and Mercedes reimbursement), and approve/acknowledge this month's lake and well readings.
 - 1. DB motion.
 - 2. MS seconded.
 - 3. Approved.
 - C. Motion to approve Dave's reimbursement.
 - 1. MS motion.
 - 2. BB seconded.
 - 3. Approved. Dave did not vote.
 - D. Motion to approve Mercedes' reimbursement.
 - 1. DB motion.
 - 2. SM second.
 - 3. Approved. Mercedes did not vote.
 - E. Motion to approve Beth's reimbursement.
 - 1. DB motion.
 - 2. SM seconded.
 - 3. Approved. Beth did not vote.
- VII. Legal.
 - A. No update at this time.
- VIII. Guests.
 - A. Ryse.
 - 1. Got everything wrapped up and cleaned up from Forest of Doom.
 - 2. Steve requested that she clean up a tree that broke since there was no profit from the Forest of Doom that could be paid to the district (she agreed).
- IX. Water and Sanitation.
 - A. Meter Readings.

1. January
 - a) Hydrant.
 - (1) CC Hydrant: 1498710.40
 - (2) Last month: 1496962.40
 - (3) Usage: 1748.00
 - b) Well.
 - (1) CC Well:1055048.20
 - (2) Last month: 1055046.40
 - (3) Usage:1.80
 - c) UV: 30
- X. Committees.
- A. Rec. Committee.
 1. Upcoming event dates.
 - a) Easter will be the next event. Time and date will be announced soon for the event.
- XI. Old business.
- A. Community Center remodel plans.
 1. Dave and Rick spoke to the building inspector at PC. The district needs to get permits for the sanitary sewer and the building before July 1. After this date, the codes, stipulations, and regulations will change.
 2. Rick would like the board to get the fees ready for the permits and ensure we get the permits before that July date. We do need to update the septic system. PC does like the drawings we have and the drawings can be used to get the permits.
 3. Rick strongly recommends we get the permits asap because the new regulations would force the building to stay the same due to all the requirements that would need to be met.
 4. Steve agrees and asks that Rick and Dave work together to find someone to design the septic system so we can request the permit for the system.
 - B. Properties that infringe on HP property.
 1. The board requested that John prepare the property use policy and a draft was sent to the board.
 2. We will push this to the next meeting so the board can review the documents that were received right before the meeting.
 - C. Updates on the stilling wall project.
 1. Lillard and Clark came back with a decent proposal for \$214,000 and the board accepted the bid.
 2. They requested that we allow their crews to start coming up and clean the area to make the project more efficient.
 3. A pre-construction meeting was held earlier this month. Dam safety, Lillard and Clark, Ground Engineering, RESPEC, Rick, Dave, Steve, and Elizabeth attended.
 - a) The board is working with Lillard and Clark about the time requirement for 90 days substantial completion is addressed because we do not want it to start with the pre-cleanup work. It should not count against their days per the contract wording now.
 - b) Brian did say he would be willing to lift the restriction on the lake post the repair if all requirements are met.
 - c) Rick noted that it would be more beneficial to have the substantial completion noted as a date rather than the 90 day.
 - d) There is a requirement that we have an independent company do the testing for this project. We received a proposal from Ground Engineering. They are very

reputable and have worked with RESPEC and Lillard and Clark. This proposal is \$11,820 for the testing. This still keeps us in our budgeted amount for this projection.

(1) Motion to approve the Ground Engineering proposal for testing.

(a) DB motion.

(b) MS seconded.

(c) Approved.

D. School bus stop. Thank you to Sunny and Anthony.

1. Mercedes requests that we give them a couple HP T-shirts as a thank you (yes).

E. Violation of hydrant rules.

1. There is a user of the well that has violated the rules set by the district three times. Per our rules, if a user has three violations they are removed from the well list.

2. Steve would like to discuss how the board would like to proceed with the rules for the hydrant and how to proceed with violations from here.

3. Mercedes reviewed the logs and it appears there are a lot of violations based on the lock logs that left it unlocked. She would like to point out that she does not think people leaving it unlocked are doing it maliciously and we would need to issue all these people violations. Beth would like to point out that it is everyone's responsibility to maintain the hydrant and it is on the application that users need to report any damage or misuse of the hydrant. Beth does not want to take anyone's water, but if someone is continuing to misuse the hydrant, they should not be able to use the hydrant. She believes HP should follow the policy that is set in place by HP. She would also like to point out that the reason for the policies is due to the department of health giving us these regulations to follow. She recommends the board decide if we set policies or not.

4. The board agrees that if we have the rules, then we need to stand by the rules. The board agrees that the violations will reset each April 30th. So if a member gets three violations in the May 1st to April 30th timeframe, then they will be removed from the hydrant list.

5. Discussion about what the violations are and the current process (three violations and they are removed from the hydrant list). If applications are not received by May 31, they will be removed from the hydrant list and the next person on the waiting list will be added. This does not count as a violation because we do not have your application to remain on the hydrant list.

6. Discussion about options for the hydrant and what would be the most beneficial for the community. Rick requests that the board look at different options for the well and see if there is a better option for the hydrant to allow more of the community to utilize it.

7. The board is going to review all the logs and violations to determine if the user has the three violations and go from there.

8. Motion to have the logs reviewed and suspend any user that has over three violations per the logs.

a) SM motion.

b) MS seconded.

c) Approved.

F. Approval of updated hydrant use application.

1. Beth updated the hydrant application and sent it to John for review.

2. She did remove the CC section because we do not need a credit card on the application.

3. At this time, we are waiting for John to approve the application and make sure it all meets legal requirements.

4. Mercedes is wondering if we should charge the hydrant users an additional fee for maintaining the hydrant since they are using the hydrant. This would be outside the

community fee charge that everyone is required to pay. The board is going to add a \$100 additional charge for the hydrant usage on top of the \$50 community fee.

5. Motion to approve the \$100 fee to be a hydrant user on top of the \$50 community fee.
 - a) SM motion.
 - b) MS seconded.
 - c) Approved.

XII. New business.

A. Bookkeep 2026.

1. Mercedes got two quotes. Circuit Writer (\$1500 a month) and Jenny (\$450 a month).
2. We found Nickie's contract but could not find a signed contract. Mercedes recommends we give her a 60 day notice.
3. Beth has reached out to an accountant that she knows but has not heard back.
4. Motion to give Nickie a 60 day notice of termination.
 - a) SM motion.
 - b) MS seconded.
 - c) Approved.

B. Fishing application.

1. Tabled till next meeting.

C. Fishing Rules.

1. Steve would like to introduce a system that would allow the fish to grow bigger and allow for the lakes to need to be stocked less. The idea is to regulate bait fishing on certain lakes, the size of how big the fish need to be to keep, and only allowing two fish to be kept a day. This would allow better fish in the lakes to be fished and allow for less stocking costs.
2. MOC would like to discuss the pros and cons of possibly running off bait fishermen with these new rules. He would also like to discuss the signs and the need for updated signs with more clear guidelines. He also thinks it would be better to start introducing this idea this year, then take actual steps next year that may require more money to accomplish.
3. Discussion about options that would help make the lakes more sustainable in the long run.
4. MOC also supplied a list of STRs for us to review and add to our STR list to keep an eye on.
5. MOC is wondering if we should increase the fishing badge fee to help with the additional costs we are facing. We did increase last year, so it is recommended that maybe we increase next year.

D. Community Fee Review.

1. Mercedes would like to increase the community fees to \$60 for this year due to inflation. The board agrees this is necessary to keep maintaining the district.
2. Motion to increase the community fee to \$60.
 - a) MS motion.
 - b) SM seconded.
 - c) Approved.

E. Exemption from audit.

1. The bookkeeper found a company that will do it for \$1250. This is a different company. The one we usually use quotes \$2,000 to do it this year.
2. Motion to approve using Lance McMahon CPA for the 2025 exemption.
 - a) MS motion.
 - b) DB seconded.
 - c) Approved.

F. Land donation agreement.

1. A member of the community would like to donate a lot to HP. We talked with the attorney and we can move forward.
2. We do not need to worry about the title because it is confirmed as a clean title. The only cost would be having the attorney write up a form for the donation.
3. MOC wants to make sure the board looks at the land and ensures there will be no problems that it could cause the district.
4. This is tabled for the march meeting to allow the board to review the documents from the attorneys office.

XIII. Public Comment.

- A. Rick and Dave have been working on the roads. The problem right now is that they do not have the water needed to do the work. Don said he has a water tank that they could use for this project if needed. Steve gave Rick the go ahead to get what is needed to get them water for this project.
- B. Dave has a request to PC to get bigger rocks to fill the bigger holes. PC said they would try to get us materials if they have it.

XIV. Adjournment (11:04 am).

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

Signature: Steve Murphy Date: 3/14/2026