

Harris Park Metropolitan District Regular Meeting.
March 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 March 14, 2026 Agenda.
- III. Consider Approval with Changes to the February 14, 2026 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. February
 - a) Hydrant.
 - (1) CC Hydrant: 1498710.40
 - (2) Last month: 1498710.40
 - (3) Usage: 1631.30
 - b) Well.
 - (1) CC Well:1055048.20
 - (2) Last month:1055048.20
 - (3) Usage:1.10
 - c) UV: 27
- 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.
 - D. Violation of hydrant rules.
 - E. Approval of updated hydrant use application.
 - F. Bookkeep 2026.
 - G. Fishing application.
 - H. Fishing Rules.
 - I. Community Fee Review.
 - J. Exemption for audit.
 - K. Land donation.
- X. New business.

- A. Porta Potty Services.
- B. Forest of Doom.
- C. Septic System project.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 04/11/2026 AT 9:00 A.M.

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.

March 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.	Mercedes S.	Dave B.	Kaitlin S. (Z)	Beth B.
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- B. Community.

Jean	Shawn	Brian	Rick	Joan (Z)	Daria	Steve E	Jason	Don	Theresa

- III. Consider Approval with Changes to the March 14, 2026 Agenda.
 - A. Changes.
 - 1. Removed: properties that infringe on HP property from old business.
 - 2. Add: land donation to old business.
 - B. Motion to approve the March 14, 2026 Agenda with changes.
 - 1. MS motion.
 - 2. DB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the February 14, 2026 Meeting Minutes.
 - A. Changes.
 - 1. Add: Jerry in attendance.

- B. Motion to approve the February 14, 2026 Meeting Minutes with changes.
 - 1. DB motion.
 - 2. MS 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. Add Moore Lumber invoice for the bus stop supplies (\$1093.13).
 - B. Motion to approve the financial packet sent by the bookkeeper with changes, pay the proposed bills, and approve/acknowledge this month's lake and well readings.
 - 1. DB motion.
 - 2. MS seconded.
 - 3. Approved.
- VI. Legal.
- VII. Guests.
- VIII. Water and Sanitation.
 - A. Meter Readings.
 - 1. February
 - a) Hydrant.
 - (1) CC Hydrant: 1498710.40
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 - b) Well.
 - (1) CC Well:1055048.20
 - (2) Last month:1055048.20
 - (3) Usage:1.10
 - c) UV: 27
- IX. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Easter.
 - (1) Beth is gearing up for Easter. Any volunteers would be appreciated.
 - (2) Mercedes said she can come and make pancakes for the event. The eggs will be hidden at the park.
 - (3) Usually about 30 to 40 kids attend the event.
 - (4) Date for Easter event this year: April 4, 2026.
- X. Old business.
 - A. Community Center remodel plans.
 - 1. Septic System.
 - a) Dave reached out to three engineering companies for pricing for an advanced treatment system. The advanced treatment system would be the best option. Fast systems are aerobic systems so they would release gases. Advantec systems are a series of filters and would meet the requirements for surrounding wells.
 - b) Discussion about if the system would meet the needs for the community center. We are working with PC to figure out the best representation of the community center usage based on how often it is rented.
 - c) He is seeing that the cost is usually around \$45,000 to \$60,000 depending on what is needed for the advanced system. That price might vary after getting the engineering plan for the system.

- d) MOC is wondering if there would be any effect on the system if the district decided to chlorinate the hydrant. Dave does not think there would be a problem with that based on what the engineers said when he brought that up.
 - e) MOC is wondering if we would need to move the historic building. Dave said we have been talking about moving the building. Everyone agrees that they would like to preserve the building if possible. Discussion about possible issues if they do move or rebuild the building.
 - f) Discussion about bids for the design work for the system. If we get the engineered plans done, we can get the permits now before the codes change.
 - g) MOC is recommending the 285 bid. It is the middle price and is well known in this area. Dave also recommends the 285 bid.
 - h) Motion to approve the 285 engineering bid for \$2800.
 - (1) DB motion.
 - (2) BB seconded.
 - (3) Approved.
- B. Properties that infringe on HP property (Tabled to next meeting. Did not receive from the attorney).
- C. Updates on the stilling wall project.
- 1. Elisabeth has submitted the inspection report to the state for approval.
 - 2. Waiting on Lillard and Clark for the construction schedule. They are able to do any cleanup during this time.
- D. Violation of hydrant rules.
- 1. Beth reviewed all the logs and sent them to the board for review.
 - 2. Termination and warning letters will be sent out this month.
 - 3. Notice for the updated hydrant policies and sent this month.
 - 4. Updating the lock system to make it more user friendly and available to the whole board for the logs.
- E. Approval of updated hydrant use application.
- 1. Changes to the application.
 - a) Removed the credit card section from the application.
 - b) Adding the \$100 yearly fee.
 - c) Community fee changed to \$60.
 - 2. Mercedes would also like the rules to be posted at the hydrant as well as the boards.
 - 3. Motion to approve the updated hydrant use application.
 - a) BB motion.
 - b) MS seconded.
 - c) Approved.
- F. Bookkeeping 2026.
- 1. Motion to accept Ginny's proposal for the bookkeeping position.
 - a) MS motion.
 - b) BB seconded.
 - c) Approved.
- G. Fishing application.
- 1. Updated the community fee to \$60.
 - 2. Added a section about STR to better describe what HP considers is a STR and the rules STR's need to abide by.
 - 3. Added a section about no ice fishing. This is to make the lakes more sustainable to allow for less stocking and let the fish continue to grow. This could also let the lakes become self-sustaining.

- H. Fishing Rules and Regulations.
 - 1. Thank you to Don for his assistance this year on the rules and regulations.
 - 2. Discussion about the plans to make the lakes more sustainable in the coming years.
 - 3. Discussion about the fish wardens and future plans for that.
 - I. Motion to approve the fishing applications and rules and regulations.
 - 1. DB motion.
 - 2. MS seconded.
 - 3. Approved.
 - J. Community Fee Review.
 - 1. Increased the community fee to \$60.
 - K. Exemption for audit.
 - 1. Discussion about the exemption. The only change was that the state changed the cutoff to \$1,000,000 instead of the \$700,000 range.
 - 2. Motion to approve the audit exemption.
 - a) DB motion.
 - b) MS seconded.
 - c) Approved.
 - L. Land donation.
 - 1. MOC would like to know the attorney fee cost for this land donation. There was an estimate for around \$1,000 to \$2,000 area for fees. Discussion about how the donation came about and why they want to donate it to HP. The main concern was the effect on the road and what could happen if the drainage is not maintained properly or if the property gets too eroded.
 - 2. Discussion about how the district could use the land and the size of the land. Discussion about why the attorneys are involved and to ensure the property is clean. We also need their help to turn it into a tax exempt property
 - 3. Motion to accept the land donation for 108 Wilkins.
 - a) DB motion.
 - b) MS seconded.
 - c) Approved.
- XI. New business.
- A. Porta Potty Services.
 - 1. Beth got an estimate from Columbia Sanitary to see how it compared to the Mountain View Waste.
 - 2. MOC pointed out that we would need to have two at lake one when full due to access.
 - 3. Discussion about Mountain View Waste charges compared to Columbia Sanitary. Columbia is cheaper based on the bid, but the board wants to get more details about Columbia Sanitary services and fees.
 - 4. MOC wants to make sure we get the pricing for summer vs. winter. Another member wants to check if they have a priority service clause in their agreement as well.
 - B. Forest of Doom (Ryse was not in attendance).
 - C. Septic System project (see above under community center remodel).
- XII. Public Comment.
- A. MOC would like to make sure the fish warden is on next month's agenda and will get a bid for stocking.
 - B. Discussion about doing a breakfast where the community can have breakfast with the board. Discussion about different days and options for the discussion. The goal is to have more community input. MOC would like to point out that people know about the meetings and it would be hard for board members to have to be here for two meetings per month. She recommended that

the board could just do donuts and coffee for the meetings to try and get more people in the building. She said we could have breakfast as a fundraiser event. Steve also pointed out we could do the breakfast before the meeting and have it settled down before 9:00am. The board agrees to do donuts and coffee before the April board meeting and see if it brings in more people for the meeting.

- C. Steve is going to make a sign about the meetings to hang up for the public.
- XIII. Adjournment (10:27 am).
- A. BB motion.
 - B. DB seconded.
 - C. Approved.

Signature: Steve Murphy Date: 4/11/2026