

Harris Park Metropolitan District Regular Meeting.
April 11, 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 April 11, 2026 Agenda.
- III. Consider Approval with Changes to the March 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: 1502144.10
 - (2) Last month: 1498710.40
 - (3) Usage: 1802.40
 - b) Well.
 - (1) CC Well:1055054.30
 - (2) Last month:1055048.20
 - (3) Usage:5.00
 - c) UV: 37
- 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. Fishing application.
 - G. Fishing Rules.
 - H. Land donation.
 - I. Porta Potty Services
 - J. Community Center Septic Tank.
- X. New business.
 - A. Playground Mulch

- B. Fish Warden.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 05/9/2026 AT 9:00 A.M.

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
 - (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
- 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.

April 11, 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.	Mercedes S.	Kaitlin S.	Beth B.
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B. Community.

Shawn	Jean	Connie	Steve E	Peggy	Boyd	Brian	Daria (Z)	Don	Joan (Z)
Maggie	Jason								

III. Consider Approval with Changes to the April 11, 2026 Agenda.

A. Changes.

1. Need to add an executive session for legal advice from attorneys under legal.
2. Add Bingo to new business.
3. Remove hydrant application, fishing application, and fishing rules and regulations.

B. Motion to approve the April 11, 2026 Agenda with changes.

1. BB motion.
2. DB seconded.
3. Approved.

IV. Consider Approval with Changes to the March 14, 2026 Meeting Minutes.

A. Changes.

B. Motion to approve the March 14, 2026 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, pay the proposed bills, and approve/acknowledge this month's lake and well readings.

A. Motion to approve financial packet except for board member reimbursement.

1. MS motion.
2. DB second.
3. Approved.

B. Motion to approve David's reimbursement.

1. MS motion.
2. KS seconded.
3. Approved. DB did not vote.

C. Motion to approve Steve's reimbursement.

1. MS motion.
2. KS seconded.
3. Approved. Steve did not vote.

D. Motion to approve Beth's reimbursement.

1. DB motion.
2. SM second.
3. Approved. Beth did not vote.

VI. Legal (Jayna P.).

A. Executive session to receive legal advice from the attorney regarding hydrant misuse.

1. Motion to enter an executive session to receive legal advice from the attorney regarding hydrant misuse. The attorney agrees this is appropriate for an executive session. Start Time: 9:08 am.
 - a) BB motions.
 - b) DB seconded.
 - c) Approved.
 2. Motion to adjourn executive session to receive legal advice from the attorney regarding hydrant misuse. The attorney agrees this is appropriate for an executive session. End Time: 9:17 am.
 - a) DB motion
 - b) BB seconded
 - c) Approved.
 - B. Motion to suspend hydrant users, who knowingly took water after their access was revoked, for 1 year. They can reapply in May 2027.
 1. DB motion.
 2. MS seconded.
 3. Approved.
- VII. Guests.
- VIII. Water and Sanitation.
- A. Meter Readings.
 1. February
 - a) Hydrant.
 - (1) CC Hydrant: 1502144.10
 - (2) Last month: 1498710.40
 - (3) Usage: 1802.40
 - b) Well.
 - (1) CC Well:1055054.30
 - (2) Last month:1055048.20
 - (3) Usage:5.00
 - c) UV: 37
- IX. Committees.
- A. Rec. Committee.
 1. Upcoming event dates.
 - a) Easter
 - (1) Easter was a success. A lot of community participation.
 - (2) Received \$37 in donations from the event.
 - b) Huck Finn is next.
 2. BB also would like to let everyone know that there is a community member who is maybe going to office music lessons in the future.
- X. Old business.
- A. Community Center remodel plans.
 1. Removed playground equipment and moved it over by the shops.
 2. Septic system.
 - a) DB dug pits for the engineers to check the area for the septic system and PC approved the area.
 - b) We will need a survey for the front property line due to lack of records. DB got pricing for the survey. We would have to accommodate both the state setback and road easement setbacks.

- c) Discussion about bids that DB received (Advanced Surveying: waiting on reply, Gillian Surveying: \$4000-\$6000, Survey land consonants: \$4000-\$6000, and Barnett Surveying: \$1,500). One surveyor said he would shoot the one line (\$1,500 bid). The others said they would have to do the whole property.
 - d) Discussion about possible options for tank placement and associated costs. One problem is the historical building in the back. It's placement right now makes it impossible to put in a new septic. We could ask PC for a variance but that is not guaranteed they would grant it.
 - e) MOC thinks that we should do a full survey if we are doing a survey. She also wants to discuss if a leach field is the best option. DB is not sure what she means by holding-tank, but our current system is not sustainable due to state regulations. The leach field would not affect the hydrant due to how it would be installed per state requirements. The holding-tank would be more expensive and there would be different regulations that would need to be met through the state. PC and engineers do not think the holding-tank would be the best solution for this building.
 - f) Discussion about HP and that we just recently got a parcel number. There is no survey in the PC record for HP property.
 - g) Motion to approve the Barnett Surveyor bid.
 - (1) BB motion.
 - (2) DB seconded.
 - (3) Approved.
 - 3. BB thinks the board should consider what they would like to do with the historical building in the back. Discussion about possible options for the building.
- B. Properties that infringe on HP property.
- 1. Discussion about the policy, associated application, and steps if someone violates the policy. The board decided the best option would be a permit based structure.
 - 2. Steve added a location line in the application that was not in the original application.
 - 3. Motion to approve the encroach resolution sent from the attorney.
 - a) DB motion.
 - b) KS seconded.
 - c) Approved.
 - 4. Motion to approve the application for the use of district property.
 - a) KS motion.
 - b) BB seconded.
 - c) Approved.
 - 5. MOC would like to know if this is complaint driven or if the board will monitor HP property. SM said it will be a combination of both and the board will determine how to proceed from there.
- C. Updates on the stilling wall project.
- 1. The project should be starting soon. They are requesting documents from HP to start making purchases for the concrete (tax exemption form).
 - 2. Getting the concrete slump prepped.
 - 3. The hope is the project will start early May.
- D. Violation of hydrant rules (addressed in executive session).
- E. Land donation.
- 1. Everything is signed.
 - 2. Discussion about the taxes for the property. The land owners are responsible for 2025 taxes and HP will not be taxed moving forward.

- F. Porta Potty Services
 - 1. BB has been in touch with Columbia Sanitation. They updated the pricing for their units. We did need to add in hand sanitizer and damage warranty.
 - 2. Discussion/Comparison about the price for Mountainview Waste versus Columbia Sanitary. Columbia's bid is less than Mountainview Waste based on the bid BB got from Columbia Sanitation.
 - 3. Discussion about what types of porta-potties we should order moving forward.
 - 4. Motion to move forward with Columbia Sanitation bid and get rid of Mountainview Waste.
 - a) BB motion.
 - b) MS seconded.
 - c) Approved.

- XI. New business.
 - A. Playground Mulch.
 - 1. MS got a \$8620 bid to deliver mulch.
 - 2. Discussion about why we have to use mulch for the playground.
 - 3. Discussion about options to help keep the mulch in the playground.
 - 4. Motion to approve the bid for \$8620.
 - a) MS motion.
 - b) BB seconded.
 - c) Approved.

 - B. Fish Warden.
 - 1. BB is wondering if we have a policy set for fish wardens. SM and Don have been figuring out options for polices. They would like to be able to compensate fish wardens for their time.
 - 2. Discussion about the position and what would be expected. \$20 a trip. One trip during the week. 3 trips Saturday and Sunday.
 - 3. Motion to approve hiring fish wardens (as 1099).
 - a) BB motion.
 - b) DB seconded.
 - c) Approved.

 - C. Bingo.
 - 1. Starting May 23, 2026 and ending September 5, 2026.
 - 2. Potluck at 5:30pm. Bingo starts at 6:30pm.
 - 3. Bingo cards are \$10 this year.
 - 4. Motion to approve the use of the Community Center for Bingo.
 - a) KS motion.
 - b) DB seconded.
 - c) Approved.

- XII. Public Comment.
 - A. MOC informed the board that STRs are now not public to individuals. SM said he would look into it and see if he could get access. PC has a couple meetings coming up to address STRs in PC.
 - B. DB has been working on the truck for HP. He removed the fuel and wants to replace the primary and secondary fuel filters. If he can get the engine running, he would like to purchase new fuel filters.
 - 1. Motion to approve purchasing the filters.
 - a) SM motion.
 - b) KS seconded.
 - c) Approved.

XIII. Adjournment (10:50 am).

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

Signature: Steve Murphy Date: 5/9/2026