

**Harris Park Metropolitan District Regular Meeting.
May 9, 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 May 9, 2026 Agenda.
 - III. Consider Approval with Changes to the April 11, 2026 Meeting Minutes.
 - IV. The Board Motions to approve: the financial packet sent by the bookkeeper, pay the proposed bills (excluding any board reimbursements), and approve/acknowledge this month's lake and well readings.
 - V. Water and Sanitation.
 - A. Meter Readings.
 - 1. April
 - a) Hydrant.
 - (1) CC Hydrant: 1502843.10
 - (2) Last month:1502144.10
 - (3) Usage: 699
 - b) Well.
 - (1) CC Well: 1055054.70
 - (2) Last month:1055054.30
 - (3) Usage: .40
 - c) UV: 24
- VI. Legal.
- VII. Guests.
- VIII. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
- IX. Old business.
 - A. Community Center remodel plans.
 - B. Updates on the stilling wall project.
 - C. Community Center Septic Tank.
 - D. Fish Warden
- X. New business.
 - A. Core electric bill.
 - B. The removal of the light pole/light in the CC parking lot.
 - C. Obtaining a dumpster for rubbish removal in/around the CC, Rec Shop, and Mechanical Shop.
- XI. Public Comment.
- XII. Adjournment.

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

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	Conni e	Steve E	Peggy	Boyd	Brian	Daria (Z)	Don	Joan (Z)
Maggi e	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.

May 9, 2026 Meeting Minutes

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:03 am).
- II. Attending.
 - A. Board.

Steve M.	David B.	Mercedes S.	Beth B.	Kaitlin S.
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- B. Community.

Jean	Shawn	Jason (Z)	Rick	Theresa	Connie	Justin	Daria (Z)	Don	Marisa (Z)
Joan (Z)	Michael (Z)								

- III. Consider Approval with Changes to the May 9, 2026 Agenda.
 - A. Changes.
 - B. Motion to approve the May 9, 2026 agenda.
 - 1. BB motion.
 - 2. DB seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the April 11, 2026 Meeting Minutes.
 - A. Changes.
 - B. Motion to approve the April 11, 2026 meeting minutes.
 - 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 (excluding any board reimbursements), and approve/acknowledge this month’s lake and well readings.
 - A. DB motion.
 - B. SM seconded.
 - C. Approved. Mercedes did not vote on her reimbursement. Beth voted no.
- VI. Water and Sanitation.
 - A. Meter Readings.
 - 1. April
 - a) Hydrant.
 - (1) CC Hydrant: 1502843.10
 - (2) Last month:1502144.10
 - (3) Usage: 699

- b) Well.
 - (1) CC Well: 1055054.70
 - (2) Last month:1055054.30
 - (3) Usage: .40
 - c) UV: 24
 - VII. Legal.
 - VIII. Guests.
 - IX. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Huck Finn.
 - (1) July 4, 2026 this year.
 - (2) MS will get the food for this year. BB will get the ice and the bait.
 - (3) Will have the lakes stocked the Monday before.
- X. Old business.
 - A. Community Center remodel plans.
 - 1. DB has sent in the plans for permits. This should keep us under the June 1 deadline.
 - 2. We can still submit changes after the plans are accepted and it will be the regulations from before the June 1 change.
 - B. Updates on the stilling wall project.
 - 1. Received a message from Lillard and Clark. They will be starting work this Monday to clean and prep. They do not have a set start date, but it should be this month.
 - 2. The projected time is 6 to 8 weeks. The snow storm prevented them from working this week, but they came out and started prepping the site.
 - 3. They are also going to have a weekly check in for progress on the project.
 - 4. Discussion about their plan for the project and what to expect.
 - C. Community Center Septic Tank.
 - 1. The septic system plans have been submitted and paid for.
 - 2. This should go faster for the review process.
 - 3. The small building in the back will have to be removed or destroyed. We can request a variance for about \$700. DB has been talking with PC about the variance due to no foundation that would interfere with the septic. DB thinks that PC may accept a variance, but there is no guarantee. To move the building, it would probably be in the \$1500 range and it could still fall apart in the move. DB added to the plans that the building would be removed per PC request.
 - 4. Discussion about the building and possible options for the building.
 - D. Fish Warden
 - 1. Have not received any applications.
 - 2. Admin will send out another email with more details about the positions.
 - E. Porta Potties.
 - 1. Received the rental agreement. MS is going to fill out and send this week.
 - F. Fishing signs.
 - 1. Working on getting the signs set up. Everyone who buys a license will get the rules anyways. We will have to review the budget if we can get the signs this year.
- XI. New business.
 - A. Core electric bill.
 - 1. DB is thinking we should get rid of three to four of the lights to save the district money. He does not think we need all the lights that are hooked up.

