Harris Park Metropolitan District Regular Meeting.
August 8, 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 <u>not</u> 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 August 8, 2026 Agenda.
III. Consider Approval with Changes to the July 11, 2026 Meeting Minutes.
IV. Consider Approval with Changes to the July 17, 2026 Special Meeting Minutes.
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.
VI. Water and Sanitation.
    A. Meter Readings.
        1. June
            a) Hydrant.
                (1) CC Hydrant: 1,507,339.70
                (2) Last month: 1,505,360.30
                (3) Usage: 1,979.40
            b) Well.
                (1) CC Well: 1,055,074.00
                (2) Last month: 1,055,071.00
                (3) Usage: 3.00
            c) UV:
                (1) Usage: 20
VII. Legal.
VIII. Guests.
    A. Jason Gemmer - County Commissioner - Road Repairs
IX. Committees.
    A. Rec. Committee.
        1. Upcoming event dates.
            a) Taste of Harris Park.
X. Old business.
    A. Community Center remodel plans.
    B. Updates on the stilling wall project.
XI. New business.
    A. 2026 Dam Safety Inspection Report
    B. Bid to move the shed by the community center.
    C. Hiring a CPA for the upcoming exemption audit.
    D. Hiring a budget officer.
    E. STR policy for violations.
XII. Public Comment.
XIII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 09/12/2026 AT 9:00 A.M.

July 11, 2026 Meeting Minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:00am).

II. Attending.

   A. Board.

Steve M.	Kaitlin S.	Mercedes S.	Beth B.	Dave B. (Z)

   B. Community.

Jean	Connie	Don	Steve E.	Rick	Theresa	Joan (Z)	Daria (Z)		

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

   A. Changes.

   B. Motion to approve the July 11, 226 Agenda with changes.

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

IV. Consider Approval with Changes to the June 12, 2026 Meeting Minutes.

   A. Changes.

   B. Motion to approve the June 12, 2026 Meeting Minutes with changes.

      1. KS motion.
      2. SM 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. Changes.

      1. Add Daria E. Reimbursement for $953.07 for rec account.

   B. Motion to approve the financial packet sent by the bookkeeper, pay the proposed bills with changes (excluding any board reimbursements), and approve/acknowledge this month's lake and well readings.

         a) BB motion.
         b) KS seconded.
         c) Approved.

      2. Motion to approve Beth reimbursement.

         a) KS motion.
         b) MS seconded.
         c) Approved.

VI. Water and Sanitation.

   A. Meter Readings.

      1. June

         a) Hydrant.

            (1) CC Hydrant: 1505360.30
            (2) Last month:1503678.20
            (3) Usage: 1682.10

         b) Well.

                (1) CC Well: 1055071.00
                (2) Last month:1055057.40
                (3) Usage: 13.60
            c) UV: 20

VII. Legal.

VIII. Guests.

IX. Committees.
   A. Rec. Committee.
      1. Upcoming event dates (none).

X. Old business.
   A. Community Center remodel plans.
      1. Obtained the building permit for the remodel.
      2. Will review the finances for the new budget year. Septic will be the first step.
   B. Updates on the stilling wall project.
      1. Rick sent pictures of the project to show the progression of work up to this point and explained each picture/part of the project.
      2. When the slab was taken out, voids were found due to water erosion. The slab is angled down due to the erosion and causing the wall to sink. Will need to address the voids. Currently looking at the cost because we do not know how much will need to be filled (checking now). Did save money on this project so far, so can use that saving to help with the cost to fix the voids.
      3. The concrete company shorted 5 yards on concrete that prevented the full pour for the concrete. We had to bulkhead the section until we could get another concrete truck to pour the remainder. Working on getting the concrete company to cover the cost of sending the truck out again to finish the pour.
      4. Also need to build a plug to ensure any water draining is going through the drain pipe.
      5. Closing in on the original contract work being done and then will move on to the plug and slab work to fully finish this project. Brian said the slab work has to be done but has not set a timeline yet. Rick will bring the cost to the board so we can access when HP can do the slab work. Discussion about timeline, most cost effective route, and what to expect to update the paperwork and contract (basic change order).
      6. The board would like to thank Rick for his work on this project and being the reason that we are saving money on this project.
   C. Community Center Septic Tank.
      1. SM thinks we should start getting bids for the septic system so we have some numbers to use for the upcoming budget.
      2. Dave B. has some contractors that he talked to originally for this project and can now show them the plans to get an official bid.
      3. Has the permit issued and ready to go.

XI. New business.
   A. Hiring a new admin for Harris Park Metro District.
      1. Sent out an email for anyone interested and received two applications back.
      2. MS and BB volunteered for the interviews.

XII. Public Comment.
   A. BB received a request for information about the dues. Just have to respond that it is not an HOA.
   B. There is a rolloff at the rec building and Brad offered to remove the tables from upfront.
   C. MOC is wondering what will happen to the small building that needs to be moved for the septic system. MOC found a company that said they would do it for $1300 and said quite a few community members would like it preserved. Discussion about what would happen if the building breaks when moved and other costs that have been presented to the board that were more expensive. Rick volunteered to help stabilize the building before the move.
   D. MOC would like to talk about Lake 1 fly and lure fishing rules. This was decided at a previous meeting by the board. MOC is concerned about older community members trying to get down to the second lake who wants to fish with bait. This rule was added to help the fish population grow and lower the number of times HP would have to stock each year. Discussion about why the board made this decision and the expectation/hope of what this will do to help the fishing population grow. The board will assess how this new rule affected the fishing and any adjustments

that need to be made for the community. MOC also recommended making a more flat area at Lake 2 to accommodate older people.

E. MOC would like to reiterate that residents should attend meetings to ensure their voice is heard.

XIII. Adjournment (10:00 am).

A. MS motion.
B. BB seconded.
C. Approved.

July 17, 2026 Special Meeting Minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (6:00pm).

II. Attending,

A. Board.

Steve M.	Mercedes S.	Beth B.		

B. Community.

Jean	Dale	Jason (Z)	Genevieve	Lasa					

III. Consider Approval with Changes to the July 17, 2026 Agenda.

A. Changes.
   1. Add executive session to agenda.
B. Motion to approve the July 17, 2026 Agenda with changes.
   1. MS motion.
   2. BB seconded.
   3. Approved.

IV. New Business.

A. Executive session.
   1. The board motions to go into a close session to discuss personnel matters, to discuss which candidate they would like to hire on as the new admin for the district. Motion to open the close session at 6:05pm. MS motions, BB seconded, and motion is approved.
   2. The board motions to exit the closed session to discuss personnel matters at 6:12pm and return to the normal session. MS motions, BB seconded, and motion is approved.
B. Discussion about requested rate for Genevieve and requirements from HP for the position. She is requesting $34 an hour and would need to have her own insurance for the position. Discussion about if HP can afford the $34 rate.
C. The board motions to hire Genevieve as the new admin for the Harris Park Metropolitan District at $30 an hour for the first three months and then bump up to $34 an hour after the 3 months. She will also need to purchase insurance as a private contract for the district, but the district will split the premium.
   1. MS motion
   2. BB seconded.
   3. Approved.

V. Public Comment.

VI. Adjournment (6:13pm).

A. BB motion.
B. MS seconded.
C. Approved.

Signature:_____Steve Murphy___________________________Date:_____**8/8/26**_______