Harris Park Metropolitan District Regular Meeting.
July 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 <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 July 11, 2026 Agenda.
III. Consider Approval with Changes to the June 12, 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. 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
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.
X. New business.
    A. Hiring a new admin for Harris Park Metro District.
XI. Public Comment.
XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 08/08/2026 AT 9:00 A.M.

June 13, 2026 Meeting minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9:02 am).

II. Attending.

  A. Board.

Steve M.	Mercedes S.	David B.	Kaitlin S.	Beth B. (excused)

  B. Community.

Theresa	Rick	Brian	Jean	Shawn	Douglas	Connie	Steve E.	Don	Bonnie
Daria (Z)	Joan (Z)	Micheal							

III. Consider Approval with Changes to the June 12, 2026 Agenda.

  A. Changes.

    1. Remove Forest of Doom.

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

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

IV. Consider Approval with Changes to the May 9, 2026 Meeting Minutes.

  A. Changes.

  B. Motion to approve the May 9, 2026 Meeting Minutes.

    1. DB motion.
    2. KS 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 Columbia Sanitary and Ground Engineering invoice New Total: $6623.25 for Water and $9525 for Rec.

  B. Motion to approve all the invoices excluding Mercedes reimbursement.

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

  C. Motion to approve Mercedes' reimbursement for postage.

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

VI. Water and Sanitation.

  A. Meter Readings.

    1. May

      a) Hydrant.

        (1) CC Hydrant: 1503678.20
        (2) Last month:1502843.10
        (3) Usage: 835.10
      b) Well.
        (1) CC Well: 1055057.40
        (2) Last month:1055054.70
        (3) Usage: 2.70
      c) UV: 20 (light was replaced)

VII. Legal.

VIII. Guests.

IX. Committees.

- A. Rec. Committee.
  - 1. Upcoming event dates.
    - a) Huck Finn (July 4th).
      - (1) SM asked Daria if she is planning on volunteering again this year. He would like to thank her for doing it every year and for doing such an amazing job every year.

X. Old business.

- A. Community Center remodel plans.
  - 1. Plans are approved for the permit and have been paid for. This locks in the permits as of now, so we do not have to worry about the new regulations affecting this project.
  - 2. Discussion about the timeframe for the project and what will be addressed first.
  - 3. MOC is wondering about the little building in the back. Discussion about options for trying to move the building and where it would need to be. It would need to be 20ft from the leech field.
  - 4. Discussion about rough cost estimates for the building. DB said when he and Rick walked through, it was probably around $75,000 at a glance (not including the septic).
- B. Updates on the stilling wall project.
  - 1. The project is going well and Lillard and Clark have reviewed the drawings and are moving forward based on the plans.
  - 2. During removal and repair of the far edge of the stilling wall base, they found a lot of erosion under the slab which will need to be dealt with. They are looking at the cost to stabilize. Discussion about options to fix/stabilize the slab. Brian said we could address now or postpone, but Rick recommends we address now before it gets worse.
  - 3. Discussion about original bid and what may/may not change. The price would adjust accordingly to reflect the changes. The bid was a “not to exceed” cost, so it would not go over that amount but probably fall at or under the bid cost. SM pulled up the original bid and reviewed the projected costs.
- C. Community Center Septic Tank (see above).
- D. Fish Warden
  - 1. Still trying to hire this position out. Have not received any applications.
  - 2. MS is wondering if it is better to have the board try and fill the position. If people see anything, please reach out to a board member.
  - 3. Steve E said he would volunteer. He does not want to be hired on in the position.
    - a) SM motion.
    - b) KS seconded.
    - c) Approved.
- E. Core.
  - 1. Core is working on getting us on the schedule, but they do not have anything planned yet.

2. They will take down the lights and the poles. They are talking to their engineers to take down the poles.
3. Discussion about the electric by the well and if we could use/need the power. Discussion about cost and that someone might be using it. MOC recommends that HP keeps that power there for the well.

F. Obtaining a dumpster.
1. The board would like to clean up the maintenance and rec building this year by throwing items away that cannot be sold, and selling what could be sold.
2. Discussion about the best way to get this cleanup scheduled and make sure nothing is thrown away by mistake.
3. Discussion about cost for the dumpster. The board thinks we should clean/organize first then schedule the dumpster. DB is wondering if we could have Brad do this project. MS thinks we should figure out how much trash we will have first, then order the dumpster.
4. Discussion about doing a yard sale type sale for this project and using the funds to help move the small building for the septic tank.
5. The board will do the cleanout on the Saturday after the next meeting.

XI. New business.

A. Approval or Denial of Resolution 2026-06-01 designation the President of the board as the Emergency Liaison Officer pursuant to C.R.S. 24-33.6-707 (6).
1. This is part of the de-water requirements. They want a copy of the EAP and need the resolution designating the Emergency Liaison Officer.
2. Motion to approve the 2026-06-01 Resolution and updated EAP.
   a) DB motion.
   b) MS seconded.
   c) Approved.

B. Fishing Violation for littering.
1. MS received a complaint about a family leaving trash around the pond. MS thinks we should send a letter with a warning about the littering (approved).
2. MS would also like to add a $500 penalty for B and B's that have residents that fish without a permit. MOC is wondering how feasible it would be because the renters might not admit where they are renting. Discussion about if that is feasible and if the board should pass a motion for this. Discussion about different options to discourage illegal fishing at the lakes.

C. Fishing signs.
1. MS would like to get some cheap signs to put signs up with our Rules and Regulations.
2. DB is worried that the signs might disappear. MOC is wondering if it would be better to put these new signs up over the old signs so they cannot be removed.
3. Discussion about why HP does not allow for ice fishing right now. The goal of the board is to lower costs associated with fishing and give the fish a chance to grow their numbers during the winter months.

D. Hiring a new cleaner for the community center.
1. Shawn has cleaned the CC twice now as a volunteer. The community center is relatively clean anyways.
2. Shawn is willing to clean the CC.

XII. Public Comment.

A. MOC is wondering if the porta potty can be moved away from the hydrant. The board had it moved to that area in order to be able to monitor it on the camera. The board will look into getting another camera so they can move the porta potty.

B. MOC is wondering if the board can organize a community garage sale. MOC would like it to be in one location and that is why he thinks having the board organize and utilize HP property might be the best way. Discussion about rules if HP does coordinate a community garage sale (you have to stay with your items, residents have to remove their own items that do not sell, etc.)
C. MOC would like to bring up the PC rules that any lights on people's properties can only shine on your own property. MOC also agrees that the board should keep the power by the well.
D. MOC is wondering if camping is allowed on vacant lots. HP does not regulate private property, so they would need to check with PC about regulations. Discussion about why PC has regulations about camping and parking RV's on properties.
E. DB is wondering if we could use the concrete from the stilling wall project that is not being used. Rick says we cannot right now because it is going to be used for the stilling wall project as of right now. If we have anything left over, we could re-evaluate.

XIII. Adjournment (10:27 am).
A. KS motion.
B. DB seconded.
C. Approved.

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	Conni e	Don	Steve E.	Rick	Theres a	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.

Signature: *Steve Murphy* Date: **8/8/26**