

Harris Park Metropolitan District Regular Meeting.
September 12, 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 September 12, 2026 Agenda.
- III. Consider Approval with Changes to the August 8, 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. August
 - a) Hydrant.
 - (1) CC Hydrant: 1,508,688.20
 - (2) Last month: 1,507,339.70
 - (3) Usage: 1,348.50
 - b) Well.
 - (1) CC Well: 1,055.086.80
 - (2) Last month: 1,055,074.00
 - (3) Usage: 12.80
 - c) UV:
 - (1) Usage: 32.00
- VI. Legal.
- VII. Guests.
- VIII. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Taste of Harris Park.
- IX. Old business.
 - A. Community Center remodel plans.
 - B. Updates on the stilling wall project.
 - C. 2026 Dam Safety Inspection Report.
 - D. Bid to move the shed by the community center.
 - E. Budget officer appointment.
 - F. STR policy for violations.
- X. New business.
 - A. Power washer dumpster trade.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 10/10/2026 AT 9:00 A.M.

August 8, 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.	Dave B.	Mercedes S.	Beth B.	
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- B. Community.

Jean	Connie	Don	Steve E.	Rick	Teresa	Joan (Z)	Daria	Mark (Z)	Shawn
Tim	Brian	Susan	Michael	Karenan n	Jack	Darrell	Edward	Jason (Z)	Debbie (Z)

- III. Consider Approval with Changes to the August 8, 2026 Agenda.

- A. Changes.

- 1. Under new business, combine C&D to be one item regarding hiring accountants.
 - 2. Add discussion of using a new towing service for HPMD under New Business.

- B. Motion to approve the August 8, 226 Agenda with changes.

- 1. BS motion.
 - 2. DB seconded.
 - 3. Approved.

- IV. Consider Approval with Changes to the July 11, 2026 Meeting Minutes.

- A. Changes.

- B. Motion to approve the July 11, 2026 Meeting Minutes with changes.

- 1. MS motion.
 - 2. BB seconded.
 - 3. Approved.

- V. Consider Approval with Changes to the July 17, 2026 Special Meeting Minutes.

- A. Changes.

- B. Motion to approve the July 17, 2026 Meeting Minutes with changes.

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

- VI. 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.

- 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) DB motion.
 - b) MS seconded.
 - c) Approved.

- VII. Water and Sanitation.

- A. Meter Readings.

- 1. July

- 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: 20

VIII. Legal.
IX. Guests.

A. Jason Gemmer - County Commissioner - Road Repairs

1. Commissioner Gemmer reported that the County is using limited emergency (LACTC) funds—not HUTF—because the Harris Park roads lack adequate right-of-way. Work prioritizes the most damaged and single-access roads, focusing on passability and culvert replacement. Additional crews and material are expected with work expected through the end of August; full restoration exceeds available funds. Residents should keep vehicles clear of work areas. The Board will help share schedules and temporary parking guidance. Longer-term funding options will need future discussion.
2. MOC questions and comments:
 - a. Asked whether the road leading up to the helicopter pad / end of Shelton would be addressed for emergency access.
 - b. Stated the section between Fitzsimmons and the top of the hill is very bad (sent pictures) and expressed concern it may not get graded. Later noted that once snow arrives the road will become impassable.
 - c. Asked for a timeline of expected work over the next couple of weeks and what residents can do to help (including dealing with abandoned vehicles).
 - d. Asked who residents should contact when parked vehicles create a narrow gap (~5'10") that blocks graders or equipment and delays progress.
 - e. Asked who is responsible for repairs if the County removes a culvert and emergency funds run out before it is replaced.
 - f. Requested clarification on whether only abandoned/inoperable vehicles or any vehicles parked on the road need to be moved during maintenance.
 - g. Asked how residents will know when work is approaching their area so they can move vehicles out of driveways to avoid being blocked in.
 - h. Thanked the County for all the work and efforts.
3. BB thanked the County, then raised confusion about a 2006 resolution that residents believed required periodic maintenance/plowing. Felt the area had been neglected for 6+ years and asked what regular maintenance (including plowing) can be expected going forward.

X. Committees.

A. Rec. Committee.

1. Upcoming event dates.
 - a. Taste of Harris Park.
 - (1) Flyers are up—sign up for dishes.
 - (2) Booths are free this year; encourage kids/entrepreneurs.

XI. Old business.

A. Community Center remodel plans.

1. We have permits for the septic and the building. We need to address the septic first, and that will require moving the sales building. We need to get more bids on moving the sales building.

B. Updates on the stilling wall project.

1. Rick reported the stilling wall is 100% complete under the original contract. A French drain system and berm are finished, voids (2–6 inches) were identified and require filling per state direction, and a clay plug was added as extra work. Lillard and Clark saved approximately \$15,000. The lake is ready to refill when water is available; meadow grass seeding is recommended for erosion control (no vegetation on the dam face).
2. Financially, the original contract was \$214,000; with void filling and related change orders the projected total is approximately \$233,220, still under the \$250,000 budget.
3. Motion on whether to proceed with filling the voids now (revising the cost of the contract to \$233,220) to avoid higher future costs and potential structural issues.

4. DB Motion
5. MS Seconds
6. Approved.

XII. New business.

A. 2026 Dam Safety Inspection Report

1. Rick presented. State inspection of Dams 1 and 2 found everything acceptable, with only minor maintenance needed. Priorities include removing vegetation/willows on the dam faces (especially Lake 1), cleaning and widening the Dam 2 inlet, extending the Marion-side wall, and repairing concrete gaps and holes at the spillway bases. These qualify for the simpler Rule 612 process. Lillard and Clark will provide ballpark repair cost estimates. Reports are in the packet; vegetation removal is the top routine priority, with preference for manual methods over chemicals near the water.

B. Bid to move the shed by the community center.

1. The Board discussed the possible relocation of the shed near the community center as a future 2027 budget planning item, noting it cannot commit future boards to the expense. Community interest exists (~30 people), with suggestions for fundraising (GoFundMe, bake sales, etc.) if residents want to preserve it, though the structure is deteriorated and would require significant reinforcement and a proper foundation. The item can wait until septic work necessitates a move, and any reallocation of Stilling Wall savings will only be considered after that project is closed out.

C. Hiring a CPA for the upcoming exemption audit.

1. Proposal from Lance McMahon , who was hired last year. The cost of \$1,375 was submitted.
2. Motion to approve the McMahon proposal to hire a CPA for the upcoming exemption audit.
 - a. DB motions.
 - b. MS seconds.
 - c. Approved.

D. Hiring a budget officer.

1. MS will reach out to Ginny as a possible budget officer, which can be discussed in the next meeting.

E. Short Term Rental policy for violations.

1. MS will work it up a draft, with suggestions of \$250–\$500 thrown out for discussion.

F. Hiring a new towing company.

1. DB contacted Big Red Towing to step in, when Bailey Towing said they are currently not licensed to tow vehicles. We got new signs for Big Red Towing. They will not be patrolling; only coming when asked. All costs are covered by the owner of the vehicle towed. No other towers are willing to come up here.
2. Motion to use Big Red Towing moving forward for HPMD towing needs:
 - a. BB motions
 - b. MS seconds
 - c. Approved.

XIII. Public Comment.

- A. BB wanted to give a big thanks to community members that helped pickup trash on short notice.
- B. SM noted that the roads are very much improved. All road-damage reports should be sent to the administrator at info@harrisparkmetrodistrict.com for sharing with the Road & Bridge.
- C. Rick thanks SM for overseeing the contracts and contractors.

XIV. Adjournment (10:24 am).

- A. DB motions.
- B. Approved.

Signature: Steve Murphy Date: 9/12/26