

Harris Park Metropolitan District Regular Meeting.
October 10, 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 October 10, 2026 Agenda.
- III. Consider Approval with Changes to the September 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. September
 - a) Hydrant.
 - (1) CC Hydrant: 1,509,608.20
 - (2) Last month: 1,508,688.20
 - (3) Usage: 920.00
 - b) Well.
 - (1) CC Well: 1,055,095.00
 - (2) Last month: 1,055,086.80
 - (3) Usage: 8.20
 - c) UV:
 - (1) Usage: 30.00
- VI. Legal.
- VII. Guests.
- VIII. Committees.
 - A. Rec. Committee.
 - 1. Upcoming event dates.
 - a) Trunk or Treat
- IX. Old business.
 - A. Community Center remodel plans.
 - B. Updates on the stilling wall project.
- X. New business.
 - A. Bartimous Lots Purchase Offer.
 - B. Work day for trash removal.
 - C. Approve extending scope of work with RESPEC for services on spillway repairs.
 - D. Approve bid from Lillard and Clark for repair to spillways at Lake 1 and 2.
- XI. Public Comment.
- XII. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON 11/14/2026 AT 9:00 A.M.

September 12, 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.	Kaitlin S.	
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- B. Community.

Mark	Jason	Don	Steve E.	Rick	Shawn	Joan (Z)	Daria	Marisa (Z)	

- III. Consider Approval with Changes to the September 12, 2026 Agenda.
 - A. Changes.
 - 1. Add Lydia Reinhardt and Daniel Sunderland as Guest Speakers from Blaze Guard Services.
 - 2. Remove 2026 Dam Safety Report from old business.
 - 3. Move the STR policy to February's meeting agenda.
 - 4. Add change order to the stilling wall project from Lillard & Clark.
 - B. Motion to approve the September 12, 2026 Agenda with changes.
 - 1. DB motion.
 - 2. KS seconded.
 - 3. Approved.
- IV. Consider Approval with Changes to the August 8, 2026 Meeting Minutes.
 - A. Changes.
 - B. Motion to approve the August 8, 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 (excluding any board reimbursements), and approve/acknowledge this month's lake and well readings.
 - A. Changes.
 - 1. Remove Domain Name Services invoice.
 - 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) KS motion.
 - b) MS seconded.
 - c) Approved.
- VI. 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:
- (2) Usage: 32.00

VII. Legal.

VIII. Guests.

A. Daniel Sunderland (with business partner Vivian) of BlazeGuard Land and Fire Services, based in Morrison and serving Jefferson and Park Counties, presented on mechanical wildfire mitigation services. Their primary tool is a compact track loader with a mulching head that removes ladder fuels, brush, saplings, and trees up to about eight inches in diameter. The machine mulches material (3-5") in place, eliminating the need to haul debris or create slash piles, does not till the soil (minimizing erosion risk), and leaves nutrient-rich mulch that benefits remaining trees while reducing the continuous fuels that allow fire to spread laterally or into the canopy. He noted that local efforts already exist—such as emergency awareness programs, a five-step voluntary mitigation process, Firewise, Fire Adapted Park County, and coordination with the Black Canyon Fire Protection District—and positioned BlazeGuard's equipment capacity as a strong complement for larger-scale work on common areas or corridors.

Sunderland offered free site assessments and walk-throughs for both the district (suggesting priority areas such as the dry lakebed and Tate Pond) and individual homeowners; as an NFPA-certified wildfire mitigation specialist, he can recommend simple actions residents can often perform themselves. He highlighted Colorado State Forest Service matching grants (typically 50% reimbursement, potentially higher (75%) in economically challenged areas) whose current cycle closes October 8, 2026—likely too tight for this year—and urged preparation for the next cycle, along with pursuing a Community Wildfire Protection Plan. Additional homeowner incentives include a tax credit (up to \$1,000 this year, rising to \$2,000 next year) and potential insurance premium reductions under a recent state law requiring insurers to consider documented mitigation. Projects can be phased or bundled across properties to lower costs, and the company can combine mechanical work with hand crews where terrain or proximity to structures limits machine access; they do not perform seeding or planting but can refer specialists.

IX. Committees.

A. Rec. Committee.

1. Upcoming event dates.

a. Taste of Harris Park.

(1) Requested people sign up for dishes.

X. Old business.

A. Community Center remodel plans.

1. DB reported that he has measured all the community center windows and sent the dimensions to a former supplier for pricing estimates on basic white vinyl windows, which he expects to be the most economical option; he also suggested temporarily replacing the current tattered blinds with inexpensive ones from a store like Walmart that could potentially be reused with the new windows, an idea the board supported. On the septic system, he has received two estimates so far placing the cost in the 50,000–60,000 range, with two more still pending, and recommended using approximately \$60,000 as a working budget figure; he agreed to forward all the bids to Genevieve and the board.

B. Updates on the stilling wall project.

1. Rick Waters reported that the stilling wall project is essentially complete except for full foam stabilization of the slab: the bid included 3,000 pounds of polyurethane foam, which covered only about 120 feet of the 225-foot wall (roughly half), focusing on the worst end where cavities were larger than expected and elevations showed drops of up to 1¾ inches. Lillard and Clark performed the work excellently in close coordination with the district, engineer Brian McCormick, and Henry, and the treated section is now fully stabilized with no further settling expected; the remaining roughly \$33,000 of foam work is not funded this year, so Rick recommended budgeting 20,000–35,000 next year to finish it, noting that savings from the main construction helped cover the completed portion. The foam is considered separate maintenance rather than active construction, so no "halted" notice is needed, though a community email update was suggested; the lake can be refilled whenever the district is in priority, but water rights have remained junior all year and availability is unlikely this season.

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

1. DB reported that he has spoken with a gentleman willing to move the community shed for little or no cost, but emphasized that a permanent location with a concrete slab should be prepared rather than simply

relocating it onto rocks. On the sales building, he has completed substantial interior cleanup—moving tools to the main shop, removing scrap steel for recycling, and clearing most remaining items—leaving only final trash removal once dumpsters are available; he noted a few potentially salvageable items of historical interest, including a deteriorated 1934 plot map and vintage signs and gunny sacks that he intends to preserve.

D. Budget officer appointment.

1. Proposal from Ginny Craig, who was hired last year.
2. Motion to approve the Ginny Craig proposal to hire a budget officer.
 - a. MS motions.
 - b. KS seconds.
 - c. Approved.

XI. New business.

A. Power washer dumpster trade.

1. SM proposed a barter arrangement with Brad Gassaway (supplier of the district's first dumpster) in which the unused hot-seat pressure washer stored in the maintenance building would be traded for two dumpsters valued at approximately \$1,100 total, allowing the district to finish clearing the sales building and other accumulated debris (including trees growing against the shops) at no cash cost. There was a brief discussion noting the washer's unknown age and possible deteriorated seals, a displaced memorial bench that had been moved during earlier work was also mentioned as something the district intends to refinish and reinstall.
2. Motion to approve the dumpster trade "as is."
 - a. DB motions.
 - b. KS seconds.
 - c. Approved. MS abstains.
3. DB suggests auctioning off the rims.

B. Change order to the stilling wall project from Lillard & Clark.

1. SM presented a change order for the stilling-wall / soil-cement project that included removal of planned riprap, installation of a clay plug for the French drain, placement of gravel over the soil cement, drilling and grouting holes, and filling voids with polyurethane foam. The original contract amount was \$214,000; the change order produced a net increase of 19,220 (\$34,220 in added work offset by a \$15,000 decrease from eliminating the riprap), bringing the revised contract total to \$233,220—still well under the \$250,000 budgeted amount.
2. Motion to approve the signing of the change order.
 - a. DB motions.
 - b. KS seconds.
 - c. Approved.

XII. Public Comments.

- A. Donald Schauer reported heavy invasive weed growth in Lake #1 (rendering the park side largely unfishable) and the main pond after the latest stocking, attributing the surge primarily to this year's heat and low water levels; Lake #2's weed growth remains at its usual level. He has contacted Silas (the trout supplier) for cost estimates on a chemical treatment and expects details—including product labels and pricing—for the next meeting, while the board discussed the need to budget for a remedy next year because the weeds deplete dissolved oxygen and can kill fish. Alternative approaches such as hand-raking or broadcasting a granular product from a rowboat were mentioned, along with the possibility of locating leftover herbicide from past treatments, but the consensus was to wait for Silas's professional recommendation before deciding on a specific fix.
- B. Donald Schauer reported a weekly repeated fishing violation on Lake #2, of an unfriendly individual driving a white truck and refusing dozens of times to display their fishing badge. The board stated his badge needs to be taken away. DB reported there were some men without badges at the flora pond taking what they caught, but he hasn't seen them again.
- C. Jason Lebouef expressed thanks for the road repairs by the county. SM suggests trading truckloads of dirt for labor/work. There's probably 15 tons at \$350 per truckload. The board discussed exchanging the dirt for grading and snowplowing. DB was contacted by a resident with issues on Renaud Rd with a recent asphalt repair which is in

very bad shape, so he'll be contacting the county requesting the removal of the asphalt and move it to a steep area on Hall Rd.

- D. Rick Waters suggested we get signs made up to drive slow and save the roads. Such as 15 mph speed limit signs. Jason Lebouef recommended speed bumps.
- E. DB said we need a new air hose, cause the current one has several holes in it. SM has some 50ft hose he can donate.
- F. DB suggests cutting up the old snow plow.
- G. Daria wanted to know how many fishing badges were sold and community memberships were created. MS reported 330 fishing badges. Community fees paid were 94.
- H. Stephen was asking whether the fishing badges were covering the stocking of the fish. MS said we're short about \$3,000. MS said we sold fewer fishing badges this year, likely due to the change in regulations.
- I. Daria Eddleman asked if the admin could type out the full names of board members in the minutes. MS thinks we should continue with the initials, unless the board wants to motion to change it.

XIII. Adjournment (10:07 am).

- A. DB motions.
- B. Approved.

Signature: Steve Murphy Date: 10/10/26