Harris Park Metropolitan District Regular Meeting.
November 14, 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 November 14, 2026 Agenda.
III. Consider Approval with Changes to the October 10, 2026 Meeting Minutes.
IV. Consider Approval with Changes to the October 18, 2026 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. October
            a) Hydrant.
                (1) CC Hydrant: 1,510,415.10
                (2) Last month: 1,509,608.20
                (3) Usage: 806.90
            b) Well.
                (1) CC Well: 1,055,152.80
                (2) Last month: 1,055,095.00
                (3) Usage: 57.80
            c) UV:
                (1) Usage: 31.00
VII. Legal.
VIII. Guests.
IX. Committees.
    A. Rec. Committee.
        1. Upcoming event dates.
            a) Harvest Celebration 11/21/26
X. Old business.
    A. Community Center remodel plans.
    B. Updates on the stilling wall project.
    C. Bartimous Lots Purchase Offer.
    D. Work day for trash removal.
XI. New business.
    A. Modify the 2026 fishing regulations to allow ice fishing.
    B. Fishing regulations for 2027.
    C. Approve scope of work for water accounting for 2027.
XII. Public Comment.
XIII. Adjournment.

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

October 10, 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.	Beth B.

B. Community.

Connie	Jason (Z)	Don	Steve E.	Gene	Shawn	Joan (Z)	Daria (Z)	Danny	Karenann
John (Z)	Michael								

III. Consider Approval with Changes to the October 10, 2026 Agenda.

A. Changes.

1. Under New Business, move the Bartimous Lot Offer topic to the bottom of new business.
2. Add budget questions to the top of New Business.
3. Add Thanksgiving under recreation events.

B. Motion to approve the October 10, 2026 Agenda with changes.

1. BB motion.
2. DB seconded.
3. Approved by SM, BB, MS, DB, & KS.

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

A. Changes.

1. In future board meeting minutes, the board would like the board members' votes listed on motions.
2. Also, moving forward, community members with comments will be identified in the minutes.

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

1. DB motion.
2. MS seconded.
3. Approved by SM, MS, DB, & KS. BB abstained.

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 the Lillard & Clark invoice of $221,559, which brings the Water & Sanitation total to $277,957.

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) MS motion.
b) BB seconded.
c) Approved by SM, BB, MS, DB, & KS.

VI. 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:

(2) Usage: 30.00

VII. Legal.

VIII. Guests.

IX. Committees.

A. Rec. Committee.

1. Upcoming event dates.

(1) Trunk or Treat

a. To be held on October 31, 2026, between 4:00-7:30pm.
b. They are looking for candy donations.
c. The fire department will attend with their truck if they are not on a call.
d. The event will be held at the community center area.
e. There will be a mini kids roller coaster playhouse.
f. Pumpkin-head photo shoots will be held.

(2) Thanksgiving

a. Participation was really low last year.
b. This year, it will be held the weekend before, so on November 21, 2026 from 5:00-7:00pm.
c. DB suggested the event be dropped due to the lack of past participation.
d. SM & BB still want to hold the event. MS will cook a turkey. SM will bring a ham. BB will cook potatoes. KS will cook stuffing. Community attendants will be asked to bring sides & desserts.
e. It will be titled "Harvest Celebration."

X. Old business.

A. Community Center remodel plans.

1. Little progress has been made on the community center remodel plans. DB recommended obtaining siding estimates so that siding and window replacement can be completed together. Permits have already been secured, and the priority for the coming year's budget is funding the septic system (plus related work) before other improvements; window replacement may be accelerated for energy savings as the district begins focusing on upgrades.

B. Updates on the stilling wall project.

1. The stilling wall project has reached substantial completion. RESPEC is finalizing the as-builts and preparing to submit the closing paperwork to the Dam Safety Bureau.
2. The board plans to extend the project slightly to include repairs to the deteriorating spillway walls and floors. Drawings are complete, but a bid from Lillard & Clark has not yet been received. The proposed work involves cutting roughly 1" above the damaged concrete on the side walls and 1" into the floor, chipping out the deteriorated material, and grouting the joints along both spillways—a limited chip-and-seal repair. Preliminary estimates indicate the roughly $17,000 remaining from the $233,000 Stilling Wall budget should be sufficient. Keeping the original project open will also secure a two-year warranty on the additional work.
3. Water levels will be lowered by opening the gate to prevent debris during construction. Full side-wall replacement and raising the Marion-side wall to better control hillside debris remain unfunded for now. Separately, volunteer Reese has already cleared much of the vegetation and debris around dam; remaining tree and evergreen removal near the dam and 3-bay shop (where trees are growing into the building) is still needed.

XI. New business.

A. Budget

1. They want to budget $30,000 for elections.
2. For water administration monitoring, SM will ask Doug for the new cost.
3. For dams and aperture, SM doesn't know if there will be enough funds for concrete repair to the spillway at Lake #2. Doug with RESPEC was thinking $15,000 for engineering (these plans would be good for 5 years, in the event funds become available) and $100,000 is projected for concrete repair. They also want to raise the wall to prevent debris from Marion depositing in the spillway and create a bigger throat leading into the

spillway. Joan Carlson asked whether the board has considered applying to the Land & Water Trust Fund; SM said that the trust fund was not accepting any applications for grants at this time.

4. For children's activities under recreation, they want to budget $1,000, which doesn't include Huck Finn.
5. Capital improvements for the septic system is tentatively budgeting $60,000.

B. Work day for trash removal.

1. The board scheduled a community workday to clear accumulated debris from the sales building, the crawl space under the community center (including old windows and miscellaneous items left over the years), and the shops area. A dumpster will be arranged through Brad, preferably delivered in the morning so it is not left unattended for unauthorized dumping; material from the shops can be preloaded with a tractor if available. After discussing scheduling conflicts, the board tentatively set the workday for Tuesday, October 27 at 3:30 p.m. (afternoon preferred to avoid cold mornings and limited daylight); the event will be canceled and announced if problems arise. A few volunteers will work under the building while others haul items to the dumpster.

C. Approve extending scope of work with RESPEC for services on spillway repairs.

1. The board considered a request to extend the scope of work with RESPEC for additional engineering services tied to the planned spillway repairs. Doug from RESPEC provided an email (forwarded to the board and usable as the formal request) identifying roughly $5,000 in extra engineering fees for the expanded services.
2. A motion to approve the extending of scope of work with RESPEC for services on the spillway repairs.
    a. DB motions.
    b. MS seconds.
    c. Approved by SM, BB, MS, DB, & KS.

D. Approve bid from Lillard and Clark for repair to spillways at Lake 1 and 2.

1. No bid has yet been received from Lillard & Clark for the proposed spillway repairs at Lakes #1 & #2 (estimated at $5–8k, possibly under $10k). The work would involve cutting 1" above the deteriorated concrete on the sidewalls and 1" into the floor, chipping out the damaged material, and regrouting the joints for cleaner edges and longer-lasting adhesion; the job is expected to take only 2-3 days but is constrained by approaching cold weather and crew availability. The board discussed either authorizing the president to approve a change order upon receipt or waiting for the formal bid and holding a special meeting; after BB expressed a preference to inspect the site and review the details first, the board agreed to wait for the bid package and convene a special meeting to approve or deny it.
2. MS requested a thumb drive of records for the HPMD records.

E. Bartimous Lots Purchase Offer.

1. The Board received an inquiry from a community member interested in purchasing the 2 adjoining Bartimus lots (Lots 18 and 19, totaling approximately 0.38 acres). The lots are flat, accessible via a loop drive, and include a well (previously restricted due to high nitrates) and electrical service. Opening up the well as another hydrant would not be possible with the EPA rules.
2. Board discussion focused on whether to research the legal ability to sell. Preliminary review indicates one lot was purchased on 9/10/71 by the District and the other was deeded, both having no chain of title issues; further research is needed to determine how the properties were acquired and dedicated in the original plat, as dedicated green space or park land may require a public vote while purchased or deeded property may not. Any proceeds, if a sale were ever approved, would be directed toward the community center remodel. The District pays no property taxes, water rights would be unaffected, and well viability would be the buyer's responsibility. Board members expressed openness to gathering complete legal and factual information before any decision, while emphasizing that dedicated green space should remain protected and that the property currently provides limited ongoing benefit to the District.
3. Public comments from Donald Schauer & Stephen Eddleman included strong opposition on the grounds that District funds were used to acquire at least one lot and dig the well, that a sale would set a poor precedent, and that the lots represent a finite resource that could serve future District needs; other public comments from Connie McWhirt supported conducting research to clarify legal options and noted changing community needs over time. Jason LeBouef wants us to consider other future uses for the land. The board is not providing the name of the inquiring buyer. No motion was made to list or sell the property; the consensus was to continue research into the legal requirements and tax implications before any further action.

4. Michael asked whether those funds from a sale are needed to stay in the black; SM stated HPMD is not operating in the red. Stephen Eddleman inquired as to how much HPMD has in liquid assets; $80,395 in reserves was confirmed by MS.

XII. Public Comments.

A. Stephen Eddleman suggests investing in something better for conferencing electronics and audio quality issues.

XIII. Adjournment (10:08 am).

A. BB motions.

B. Approved.

Signature:_____Steve Murphy_____ Date:_____**11/14/26**_____

October 18, 2026 Meeting Minutes

I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (2:00pm).

II. Attending.

A. Board.

Steve M.	Mercedes S.	Beth B.	Dave B.	Kaitlin S.

B. Community.

Shawn	Gene	Lyra	Joyce (Z)						

III. Consider Approval with Changes to the October 18, 2026 Agenda.

A. Changes.

B. Motion to approve the October 18, 2026 Agenda with changes.

1. DB motion.
2. KS seconded.
3. Approved by SM, BB, MS, DB, & KS.

IV. New Business.

A. Discuss and vote on a change order for the spillway repairs to Lakes #1 & #2. The work would involve cutting 1" above the deteriorated concrete on the sidewalls and 1" into the floor, chipping out the damaged material, removing any exposed rebar, and regrouting the joints for cleaner edges and longer-lasting adhesion for a cost of $9,750.

B. The board motions to approve the change order of $9,750 for the spillway repairs to Lakes #1 & #2.

1. DB motion
2. BB seconded.
3. Approved by SM, BB, MS, DB, & KS.

V. Public Comments.

VI. Adjournment (2:04pm).

A. DB motion.

B. BB motion.

C. Approved.

Signature:_____Steve Murphy_____Date:_____**11/14/26**_____