

# RECORD OF PROCEEDINGS

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**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
PERRY PARK METROPOLITAN DISTRICT  
HELD  
February 8, 2024**

A Regular Meeting of the Board of Directors of the Perry Park Metropolitan District was held at the Perry Park Country Club, Larkspur, CO 80118, on February 8, 2024, at 6:00 p.m. The meeting was open to the public and was also available via Zoom video / teleconference.

In attendance or participating were Directors:

Joseph Brickweg, Vice President  
Jill Arthurs, Treasurer  
Steven Ostrowski, Secretary  
Christian M. Warren, Assistant Secretary

Director Hill was unable to attend – excused absence.

Also participating were:

30 Residents  
Kurt Schlegel, Special District Solutions, Inc.

**CALL TO ORDER:**

Mr. Schlegel called the role and noted that a quorum of the Board was present. Director Brickweg called the meeting to order at 6:00 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Conflict Disclosure Statements have been filed with the Secretary of State's Office and all Directors stated they had no additional conflicts of interest regarding District business to disclose.

**APPROVAL OF AGENDA:**

Director Ostrowski moved that the Board approve the agenda as presented. Upon a second by Director Warren a vote was taken, and the motion carried unanimously.

**CONSENT AGENDA:**

Director Arthurs moved that the Board approve the Consent Agenda, consisting of the following item, as presented:

- Minutes from the January 9, 2024, Regular Meeting
- Upon a second by Director Ostrowski a vote was taken, and the motion carried unanimously.

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**CORRESPONDENCE:**

None

**PUBLIC COMMENT:**

Multiple comments were voiced by residents regarding District Parks and the proposed Master Plan for Wauconda Park & Giloon Pond. Comments included,

- Noise issues
- No Pickle Ball
- Size of Wauconda Park is inadequate

Due to the number of concerns voiced by residents, the Directors moved discussion of Agenda Item #10-B to this part of the meeting.

**WAUCONDA PARK  
MASTER PLAN**

Wauconda Park Master Plan - Directors Arthurs and Ostrowski presented their findings of a Parks Master Plan development quote from Norris Design, at an estimated cost of \$5,600. This would include 1 community meeting to collect resident's ideas for and against specific amenities.

Director Arthurs also stated that she has had discussions with staff from the Department of Local Affairs (DOLA) regarding the Center for Community Development who is also available to complete a Parks Master Plan design at a comparable or reduced price, that would include multiple community meetings to gather input from residents.

A recommendation was made to first commission an ALTA Survey. An ALTA Survey is a detailed land survey that satisfies the minimum requirements of the American Land Title Association (ALTA) and the National Society of Professional Surveyors. It provides highly accurate information about the boundaries, easements, improvements, and potential risks associated with a property.

Directors Arthurs and Ostrowski will work on this and bring more information back for Board discussion at a later date.

**DIRECTOR'S ITEMS:**

Director Warren discussed the recent snow event and Douglas County's efforts to clear snow from roads in the District.

**COMMITTEE REPORTS:**

Independence Day Planning Committee – The next Committee meeting has been scheduled for February 22, 2024 and will be held at the Perry Park Country Club. Douglas County government may be able to assist the District with funding for the fireworks display.

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Entry Committee – Director Arthurs presented a proposed contract and quote received from CORE Electric Cooperative to bury the electric lines at the entrance to Perry Park and described the proposal in detail. Some Directors voiced their opinions that they did not see the value to the District to spend approximately \$100,000 to bury the electric lines and remove the power poles from the entrance area. Several alternatives were discussed, and Director Arthurs volunteered to contact CORE, once again, and bring this item back for additional discussion at a later date.

Firewise Committee – Directors Hill & Brickweg

- The District was not successful in the quest for a Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant to offset costs of Fire Mitigation efforts.
- Firewise Day Event is scheduled for 6 April, 2024 and will be held at the Perry Park Country Club. Details will be published as soon as they are available.
- The development of mailers to the community is underway. Estimated completion and mailing of materials is the Spring of 2024.
- The Firewise Committee is working to develop information that will be posted to the District’s website.

Parks & Open Space Committee – Directors Arthurs & Ostrowski

- Giloon Pond – Director Arthurs presented an updated scope of work and two (2) updated proposals for trail restoration. Director Arthurs moved that the Board approve an expenditure of up to \$25,000 for trail restoration at Giloon Pond. The motion was seconded by Director Brickweg. Discussion of the existing trail system and the possibility of residents volunteering to refine and maintain the trails at that location took place. Following discussion, a vote was taken, and the motion failed with three (3) Directors voting NO, and one (1) Director voting YES.

Communications Committee - Director Ostrowski has developed a Google Calendar and set invitations for this calendar system to each of the Directors. This will be used to document and schedule District events, committee meetings, etc., and will be linked to the District website.

Wireless Telephone Service Committee - Director Ostrowski stated that private parties are in talks about potentially building towers on private land. We are waiting to see if those talks work out.

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## **UNFINISHED BUSINESS:**

Gateway Pond: Mr. Schlegel stated that he has been in contact with Sean Owens and staff with the Douglas County Engineering Department and has supplied them with additional information as requested to accompany the District's request for fire pond designation.

Apache / Winfield Access: Mr. Schlegel provided a copy of an email received from Michael McCormick, the attorney for the Windfields, stating that Douglas County has approved the proposed construction plans for the cul-de-sac (copy is attached) and that the Douglas County Board of County Commissioners will conduct a hearing to discuss the requested plat vacation application on March 12, 2024 at 2:30 p.m.

## **NEW BUSINESS:**

Unauthorized Use of District Properties – Director Arthurs presented photos of a trailer that is parked on a District owned lot. The Directors discussed and Director Warren volunteered to contact the owner of the trailer to discuss the situation and a plan to remove the trailer.

## **FINANCIAL AND MANAGEMENT ITEMS:**

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated January 31, 2024, for the Board's review.

Approval of Claims: Mr. Schlegel presented a list of Metropolitan District claims for consideration and payment. After review, Director Arthurs moved that the Board approve the February 2024 claims presented for payment, totaling \$3,891.21, represented by checks #7030 through #7040. Upon a second by Director Warren a vote was taken, and the motion carried unanimously.

## **OTHER BUSINESS:**

Director Warren requested the ability to follow-up with Douglas County staff regarding existing Architectural Control Committees (ACC), if any still exist, their respective members, and what if any oversight the District may have with ACCs. The other Directors stated no opposition and Director Warren will report his findings back to all at a later date.

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**NEXT MEETING:**

**The Board's next regular meeting will take place on Tuesday – March 14, 2024, at 6:00 p.m. and will be held at the Perry Park Country Club**

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:13 p.m.

Respectfully Submitted:

*Kurt Schlegel*

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Secretary for the Meeting

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## Park Metropolitan District

Regular Meeting – February 8, 2024  
Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2024-02-08_01	Director Ostrowski moved that the Board approve the agenda as presented. Upon a second by Director Warren a vote was taken, and the motion carried unanimously.	Y
3	M2024-02-08_02	Director Arthurs moved that the Board approve the Consent Agenda, consisting of the following item, as presented: <ul style="list-style-type: none"><li>• Minutes from the January 9, 2024, Regular Meeting</li></ul> Upon a second by Director Ostrowski a vote was taken, and the motion carried unanimously.	Y
10-A	M2024-02-08_03	Director Arthurs moved that the Board approve an expenditure of up to \$25,000 for trail restoration at Giloon Pond. The motion was seconded by Director Brickweg. Following discussion, a vote was taken, and the motion failed with three (3) Directors voting NO, and one (1) Director voting YES.	N
17	M2024-01-09_04	Director Arthurs moved that the Board approve the February 2024 claims presented for payment, totaling \$3,891.21, represented by checks #7030 through #7040. Upon a second by Director Warren a vote was taken, and the motion carried unanimously.	Y