

# RECORD OF PROCEEDINGS

---

**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
PERRY PARK METROPOLITAN DISTRICT  
HELD  
May 11, 2023**

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 May 11, 2023, 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:

Christian Warren, President  
Joseph Brickweg, Treasurer  
Steven Ostrowski, Secretary  
Jill Arthurs  
Darren Hill

Also participating were:

Tony Perconti  
Yanda  
Patricia Peterson  
Kirk Mulbach  
Keith Worley  
Tony Caterina  
Sean King  
Randy Johnson  
Steve Rea  
Brent Kirkpatrick  
Stacie Snyder  
Brian Arthurs  
Sue Wells  
Carolyn Jones  
Pat  
Kurt Schlegel, Special District Solutions, Inc.

**CALL TO ORDER:**

Mr. Schlegel noted that a quorum of the Board was present, and Director Warren called the meeting to order at 6:01 p.m.

**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

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

# RECORD OF PROCEEDINGS

---

**APPROVAL OF AGENDA:** Director Ostrowski moved that the Board approve the agenda as presented. Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.

**CONSENT AGENDA:** Director Ostrowski moved that the Board approve the Consent Agenda, consisting of the following items, as presented:

- Minutes from the April 13, 2023, Regular Meeting
- Payments Made Between Meetings Totaling \$43,250.00 Represented by Checks #6883 & #6884

Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.

**CORRESPONDENCE:**

- Email from Nicholas Kimball
- Email from Stacie Snyder

**PUBLIC COMMENT:** None

**DIRECTOR'S ITEMS:** Director Warren thanked Sean King and Bonnie Schwan for their service to Perry Park as District Directors, and congratulated Directors Brickweg, Arthurs, and Hill on their recent re-election and election to the Board.

Director Warren Stated that he is scheduled to meet with the Douglas Land Conservancy staff on June 20, 2023 to discuss and review the Gateway Conservation Easement Agreement.

Director Ostrowski expressed his appreciation for Sean King and Bonnie Schwam, as well as to new Directors Jill Arthurs and Darren Hill on their recent elections. Director Ostrowski also stated that he will be reviewing potential grant opportunities and technology upgrades offered by the Statewide Internet Portal Authority (SIPA).

**COMMITTEE REPORTS:** Independence Day Planning Committee – The 2023 Fireworks demonstration and parade will take place on Saturday – July 1, 2023.

Community survey results showed that the residents of Perry Park that responded to the survey:

1. Wish to have future events held on the actual date of the Holiday, and

# RECORD OF PROCEEDINGS

---

2. Parade route should remain on Red Rock Circle as in years past, and
3. Wish to have activities available during the celebration in addition to the Parade and fireworks.

Director Warren stated that Mr. Tony Perconti will be the 2023 Parade Grand Marshall and he is also looking for volunteers to assist with the Independence Day events.

Entry Design Planning Committee – Sean King stated that:

1. The Committee is waiting for estimates from CORE for moving the electrical lines around the entrance and from the Water & Sanitation District for a water tap.
2. The Committee requested permission to perform some needed maintenance on the entrance monuments and surrounding area. The Committee members will volunteer their time at no cost to the District.

Firewise Committee – Director Brickweg stated that the Committee met last on April 22, 2023, and

1. SFA Grant Phase III – Mitigation work will commence before the end of May. The District needs to contact eight (8) property owners to discuss an agreed to extension to existing access agreements through December 31, 2023. The Board directed Mr. Schlegel to develop a letter that explains the need to exercise the extension and contact each of the property owners to obtain their approvals.
2. Director Brickweg addressed the issue of Mr. Kimball's concerns that he had not previously executed an access agreement for fire mitigation work. Director Brickweg met with Mr. Kimball and following that discussion stated that Mr. Kimball's concerns have been addressed and that the District now has a signed access agreement for Mr. Kimball's property.
3. 2023 Slash collection will commence during the 1<sup>st</sup> week of June. MR Hauling will be performing the slash pickup work for the District.
4. Three (3) bids / proposals have been received from contractors interested in performing future Slash Program work for the District. The bid period will close on May 18, 2023 at 5:00 p.m. Following this date the proposals will be reviewed by the Firewise Committee members, who will then make a recommendation to the District's Board of Directors.
5. The Firewise Committee will meet again on May 16, 2023 at 10:00 a.m.

# RECORD OF PROCEEDINGS

---

Director Ostrowski requested information on:

1. How much the District has spent on fire mitigation activities on private properties in and around the District?
2. Who are the owners of these private properties?
3. Requested a list of all property owners in the Perry Park Metropolitan District.

The Board members requested that the Firewise Committee provide this information to Director Ostrowski.

Mr. Worley presented a copy of a letter addressed to the Perry Park Metropolitan District stating his resignation as the District's Forester.

Parks & Open Space Committee – Director Arthurs volunteered to become the Board's liaison for this Committee and will work to get up to speed on outstanding issues such as needed repairs at Wauconda Park, spraying for noxious weeds and harvesting of hay and grasses in the Conservation Easement areas of the District.

Director Brickweg stated that the memorial bench is nearly complete. Mr. Schlegel stated that, as directed by the Board, he has presented a written request to the Douglas Land Conservancy to place the bench in the area of the Gateway Pond and will report back to the Board members regarding the Douglas Land Conservancy's decision.

Communications Committee: Director Ostrowski briefly reviewed the results for the most recent resident survey and stated that he will publish the results of the survey.

## **UNFINISHED BUSINESS:**

Gateway Pond Water Rights: Mr. Schlegel stated that the District's Water Engineer as calculated that the District will need to purchase approximately 6.1 acre feet of replacement water since the Gateway Pond has refilled. The request to purchase the replacement water has been made to the Perry Park Water & Sanitation District and releases of replacement water has commenced. The estimated cost to the District for replacement water is \$3,000.

Director Ostrowski provided a graphic and an explanation of how the amount of replacement water is determined.

Apache / Winfield Access: Sean King stated that he did not have an update on this matter and that both party's legal counsels are working on a final agreement.

# RECORD OF PROCEEDINGS

---

2023 Election: Mr. Schlegel stated that the District's regular election was held and was completed without issue. The Canvass Board has met and approved the Certificate of Election Results and the three (3) elected Directors have taken their Oaths of Office and, and the required paperwork has been filed with the Court, the Douglas County Clerk & Recorder, and with the Colorado Department of Local Affairs (DOLA).

Cellular Telephone Coverage in Perry Park: Directors Ostrowski and Brickweg met to discuss the issue and are working to establish a list of interested entities / stakeholders that may be interested in pursuing the expansion of cellular telephone coverage in the area.

## **NEW BUSINESS:**

Election of Officers: The Directors requested that Mr. Schlegel review the roles and responsibilities of District Officers, then conducted an election of Officers for the District resulting in the following:

President - Christian Warren  
Vice President - Darren Hill  
Treasurer - Jill Arthurs  
Secretary - Steve Ostrowski  
Assistant Secretary - Joseph Brickweg

Committee Assignments: Director Warren presented a list of Committees and solicited Director input on which committees they may be interested. Director Brickweg was not physically present at this meeting, so he did not receive a copy of the Committee list. The following is the resulting Committee list:

**Firewise Committee:** Darren Hill & Joe Brickweg

**Events / Activities Committee:** Chris Warren

**Parks / Ponds / Open Space Committee:** Jill Arthurs & Steve Ostrowski

**Road Maintenance Committee:** Chris Warren

**Inter-Agency Coordination Committee:** Chris Warren & Joe Brickweg

**Communications Committee:** Steve Ostrowski & Darren Hill

# RECORD OF PROCEEDINGS

---

**Finance / Administration Committee:** Jill Arthurs & Chris Warren

**Special Projects Committee:** Jill Arthurs

**FINANCIAL AND  
MANAGEMENT ITEMS:**

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated April 30, 2023, for the Board's review.

Approval of Claims: Mr. Schlegel presented a list of claims for consideration and payment. After review, Director Arthurs moved that the Board approve the May 2023 claims presented for payment totaling \$8,084.31 represented by checks #6885 through #6899. Upon a second by Director Ostrowski a vote was taken, and the motion carried unanimously.

**NEXT MEETING:**

**The Board's next regular meeting will take place on Thursday – June 8, 2023, at 6:00 p.m.**

**ADJOURNMENT**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:03 p.m.

Respectfully Submitted:

*Kurt C. Schlegel*

---

Secretary for the Meeting

# RECORD OF PROCEEDINGS

---

## Park Metropolitan District

Regular Meeting – May 11, 2023  
Motions and Action

<b>Agenda Item #</b>	<b>Motion #</b>	<b>Motion Language</b>	<b>Passed (Y or N)</b>
2	M2023-05-11_01	Director Ostrowski moved that the Board approve the agenda as presented, second by Director Brickweg.	Y
3	M2023-05-11_02	Director Ostrowski 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 April 13, 2023, Regular Meeting</li><li>• Payments Made Between Meetings Totaling \$43,250.00 Represented by Checks #6883 &amp; #6884</li></ul> Second by Director Brickweg.	Y
19	M2023-05-11_03	Director Arthurs moved that the Board approve the April 2023 claims presented for payment totaling \$8,084.31 represented by checks #6885 through #6899, second by Director Ostrowski.	Y