

# RECORD OF PROCEEDINGS

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## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PERRY PARK METROPOLITAN DISTRICT HELD July 13, 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 July 13, 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  
Darren Hill, Vice President  
Jill Arthurs, Treasurer  
Steven Ostrowski, Secretary  
Joseph Brickweg, Assistant Secretary

Also participating were:

Sue Wells  
Stacie Snyder  
Brian Arthurs  
Keith Worley  
Steve Rea  
Randal Johnson  
Kirk Mulbach  
Tom Wiens  
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.

**APPROVAL OF AGENDA:**

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

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## CONSENT AGENDA:

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

- Minutes from the June 8, 2023, Regular Meeting
- Ratification of Wire Transfer in the amount of \$367,766 to Dove Creek Forestry for Phase II SFA Grant related work completed.

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

## CORRESPONDENCE:

Mr. Schlegel presented a Referral Response Request from the Douglas County Planning Department.

Director Ostrowski stated that he received an email complaint from a resident regarding a naked man walking through the community.

Director Warren stated that he received and forwarded to Mr. Schlegel and email regarding trash in a construction area that was attracting bears.

## PUBLIC COMMENT:

Mr. Worley requested a reply to an email he stated that he sent requesting information for the Perry Park Community Fund. Mr. Schlegel, nor the Board members could confirm that an email was received and Mr. Worley was asked to resend the email.

Mr. Weins addresses the Board regarding a broadband system that he has established and extended an offer to share the system with the District and residents of Perry Park.

## DIRECTOR'S ITEMS:

Director Warren stated that the Douglas Land Conservancy will be holding a Bar-B-Que Fundraising event and is seeking donations.

Director Warren also stated that he and Director Warren are planning to attend a listening session regarding the establishment or incorporation of municipalities in Colorado.

## COMMITTEE REPORTS:

Independence Day Planning Committee – The 2023 celebration was a success! The next meeting for the Committee to begin planning for 2024 is scheduled for August 8, 2023 at the Perry Park Country Club from 6:00 to 8:00 pm.

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Entry Committee – Director Arthurs stated that she met with representatives from the Douglas Land Conservancy (DLC) regarding plans for the entry design for Perry Park. Director Arthurs stated that the next step is to obtain a survey and site plan for the entryway, estimated to cost \$1,200. The Committee members will meet with CORE Electric Cooperative Engineers to refine their estimate for burying electric service lines at the entry, and she will bring estimated costs for each task for consideration by the Board to the next meeting on August 10, 2023.

Firewise Committee – Director Hill stated that:

1. SFA Grant Phase III – Mitigation work (heli-logging operations) is complete. Bear Creek Trail barricade and signs have been removed.
2. Airborne mulch distribution operations have been delayed and are scheduled to resume in the near future.
3. 2023 Slash collection operations are complete for the first half of the year.
4. Emergency Evacuation Drill will be conducted on August 26, 2023, in coordination with Douglas County Emergency Management.
5. The Committee is researching residential Fire Mitigation Grant opportunities.
6. The Firewise Committee meets on the third Tuesday of each month and will meet next on July 18, 2023 at 9:00 a.m. at the Larkspur Fire Protection District Headquarters.
7. Director Brickweg provided a presentation regarding the process that was used to solicit and review proposal for slash collection and disposal. Following discussion Director Brickweg stated that the Committee is recommending MR Hauling to continue as the service provider for the District and moved that the Board authorize contract negotiations with MR Hauling and develop a three-year agreement with that firm for slash removal and disposal. Upon a second by Director Arthurs a vote was taken, and the motion carried with 4 Directors voting in favor, and 1 Director abstained from voting.

Parks & Open Space Committee –

1. Director Arthurs met with DLC representatives to discuss maintenance and improvement activities at the District's Conservation Easement properties.
2. Contacted the Noxious Weed Supervisor at Douglas County to discuss weed mitigation and is waiting for a reply.

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3. Suggested a volunteer District Park clean-up day.
4. Randy Johnson met with Sean Owens from Douglas County regarding Giloon Pond remediation. Mr. Owens stated that all projects that have been discussed for that area are on hold pending a determination from the Army Corps of Engineers.
5. Discussed the following potential projects that the District may wish to consider:
  - a. Giloon Pond - Passive Recreation / nature trail
  - b. Wauconda Park –
    - i. Ice Skating rink
    - ii. Pickle Ball court
    - iii. Construct a Stage for performances.

Communications Committee: Director Ostrowski stated that, on behalf of the District he has applied for three (3) Statewide Internet Portal Authority (SIPA) Grants. He also stated that he will work to update the District's website.

## **UNFINISHED BUSINESS:**

Gateway Pond Water Rights: Mr. Schlegel presented a copy of a letter from the Colorado Division of Water Resources stating that they have approved the District's Substitute Water Supply Plan (SWSP) through December 31, 2023. Estimates received from the District's water rights Counsel and Water Engineer were presented to the Board of Directors. The Directors expressed concern over the potential long-term costs to the District and taxpayers to comply with the Division of Water Resources orders.

Apache / Winfield Access: No update was available at this time.

Cellular Telephone Coverage in Perry Park: Director Ostrowski stated that he has made contact with cellular industry representatives regarding the expansion of cellular services within Perry Park. The next step is to identify priorities for cellular tower locations.

## **FINANCIAL AND MANAGEMENT ITEMS:**

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

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Approval of Claims: Mr. Schlegel presented a list of Metropolitan District claims for consideration and payment. After review, Director Brickweg moved that the Board approve the July 2023 claims presented for payment totaling \$43,155.63 represented by checks #6918 through #6938. Upon a second by Director Ostrowski a vote was taken, and the motion carried unanimously.

Mr. Schlegel presented a list of Perry Park Community Fund claims for consideration and payment. After review, Director Brickweg moved that the Board approve the PPCF July 2023 claims presented for payment totaling \$3,950.00 represented by checks #1001 through #1002. Upon a second by Director Arthurs a vote was taken, and the motion carried unanimously.

## **OTHER BUSINESS:**

Director Arthurs presented a proposed Thank You Letter that may be used as a reply to persons donating funds to the Perry Park Community Fund and requested that the Directors send their comments to her regarding this proposed letter.

Director Arthurs stated that while she was doing site surveys of District properties, she discovered a plethora of poison ivy at the Wauconda Park. Director Arthurs moved that the Board authorize an expenditure of up to \$200 to create and post signs at the Wauconda Park warning people that Poison Ivy is present in the area. Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.

## **NEXT MEETING:**

**The Board's next regular meeting will take place on Thursday – August 10, 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 8:05 p.m.

Respectfully Submitted:

*Kurt C. Schlegel*

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Secretary for the Meeting

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## Park Metropolitan District

Regular Meeting – July 13, 2023  
Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2023-07-13_01	Director Brickweg moved that the Board approve the agenda as presented. Upon a second by Director Hill a vote was taken, and the motion carried unanimously	Y
3	M2023-07-13_02	Director Ostrowski moved that the Board approve the Consent Agenda, consisting of the following items, as presented: <ul style="list-style-type: none"> <li>• Minutes from the June 8, 2023, Regular Meeting</li> <li>• Ratification of Wire Transfer in the amount of \$367,766 to Dove Creek Forestry for Phase II SFA Grant related work completed.</li> </ul> Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.	Y
9-A	M2023-07-13_03	Director Brickweg moved that the Board authorize contract negotiations with MR Hauling and develop a three-year agreement with that firm for Slash removal and disposal. Upon a second by Director Arthurs a vote was taken, and the motion carried with 4 Directors voting in favor, and 1 Director abstained from voting.	Y
16-A	M2023-07-13_04	Director Brickweg moved that the Board approve the July 2023 claims presented for payment totaling \$43,155.63 represented by checks #6918 through #6938. Upon a second by Director Ostrowski a vote was taken, and the motion carried unanimously.	Y
16-B	M2023-07-13_05	Director Brickweg moved that the Board approve the PPCF July 2023 claims presented for payment totaling \$3,950.00 represented by checks #1001 through #1002. Upon a second by Director Arthurs a vote was taken, and the motion carried unanimously.	Y
17	M2023-07-13_06	Director Arthurs moved that the Board authorize an expenditure of up to \$200 to create and post signs at the Wauconda Park warning people that Poison Ivy is present in the area. Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.	Y

**Perry Park Metro District  
Firewise Committee Meeting**

9:00am, June 20, 2023  
LFPD Larkspur Fire Station

**Minutes:**

1. Attendees: Larry Sutton, Wayne Moore, Randy Johnson, Dave Hamling, Barb Martin, Lisa VanAntwerp, Steve Rea, Kirk Mulbach, Darren Hill, Keith Worley
2. Slash program monitoring/policing. Report given on policing by FWC. It has resulted in violation corrections, resolution of stacking and pile size issues, and consolidation of some piles by FWC monitors. Feedback from the contractor was positive. Keith to report on in-kind value of volunteer time.
3. Status of Slash disposal bidding process. Final interviews are set for later this morning.
4. Update on Upper Cheyenne Phase 3.
  - a. Bear Creek Canyon trail barricade and signage removed. However, recommended not to send out notice until all work is done in the entire project area.
  - b. Possible completion by next week.
  - c. Lots of inquiries about material being spread on the mountain side. This is the ground up material (mulch) being put back on the site.
  - d. Early morning start times are safety related to lessen the risk of static electricity affecting the “choker setters” (ground workers attaching cables to the helicopter cable). As stormy afternoon weather moves in, static electricity increases in the atmosphere causing the helicopter cable to become highly charged with risk to the ground workers.
5. Firewise Class Schedule for 2023:
  - a. Structural Hardening aka Ember Proofing. July 15<sup>th</sup>, 9:00-11:00 at Kirk’s residence, 6867 Pike Place. Notices will go out during the week preceding the event.
  - b. Report on Extreme Gardening- Taming the Scrub Oak Monster. 22 attendees plus 4 FWC members. Entry signage was best notice and reminder. In-kind soft match value of the class was \$2,155.78.
6. Douglas County Grants.
  - a. Develop boilerplate for residents. Not completed yet.
  - b. Joint PPMD and owner projects. Randy and Keith to proceed on Winged Foot project.
  - c. Who is to set up and supervise? Project to be laid out and bidder’s meeting set.
  - d. Other potential cost saving options were discussed:
    - i. Utilize slash pickup as way to save on mitigation contractor costs.
    - ii. Reintroduce slash pile burning in PPMD open spaces as done in 2010-2013 under contract with LFPD.
7. Federal Grant status and Prep for submittal when opened. No news on status.
8. District Forester and/or Wildfire Specialist position. The board interviewed a wildfire mitigation specialist. But it was decided no services are needed at this time. Keith will coordinate any insect or disease issues with CSFS. Also obtain hourly rates from CSFS. Discussion on homeowner property assessments. CSFS, LFPD and DC available to assist homeowners.
9. FWC Mission Statement. All agreed the draft was too long. Darren will amend/edit and send to committee for review and email polling/approval for board consideration. Randy suggested formation of a grassroots organization to represent property owners at county and state levels.

## 2023 Mission Statement, Draft 1

Given the ever present risks to life, property, and the natural resources of Perry Park Ranch to losses from wildfire, the FWC, as an advisory committee to the PPMD BOD, is tasked with wildfire education, planning and mitigation implementation to manage these risks.

Given the PPMD 2004 Service Plan Amendment adoption of wildfire mitigation and emergency preparedness as key functions of PPMD, the FWC shall advise the BOD on all measures necessary to promote wildfire risk management. This includes providing guidance on expenditures, annual and long-term budgeting, applying for grants and prioritization of mitigation expenditures.

The committee shall be comprised of Perry Park residents/landowners, natural resource managers and emergency service providers. A BOD position shall be established as the liaison from the FWC to the BOD. The FWC will be responsible for establishing chairperson and secretary positions from within its membership. Minutes of all proceedings shall be kept and provided to the BOD and considered part of the public record. All meetings shall be open to the public and timely notice of these meetings provided to the public.

10. DCSO sponsored Evacuation Drill, August 26<sup>th</sup> Group was reminded that planning will probably begin in July.

11. Other Business:

- a. Burying of overhead electrical facilities. Studies done in 2004 came back with estimated cost of \$27,000,000 or \$1,000,000 per mile. An analysis of IREA's position was done by Larry Schlupp and presented at the October 14, 2004, board meeting. The FWC defers this back to the board should it want to re-investigate it further. Suggestion given to educate property owners on managing the fuels below their power lines.

12. Meeting Dates now 3<sup>rd</sup> Tuesday, 9:00 at LFPD-

- a. Next meeting date: July 18<sup>th</sup>

13. Adjourned Meeting at 10:32. Thanks to Lisa for chairing the meeting.

In-kind value of the meeting = \$484.96

Contractor Interviews were held at 10:30 and 11:30 and not part of these minutes.

In-kind value of the interviews (interviews = 2 hrs, and recap/discussion = 1 hr., 4 attendees) = \$363.72