RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE PERRY PARK METROPOLITAN DISTRICT HELD August 11, 2022

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 August 11, 2022, at 6:00 p.m. The meeting was open to the public and was also available via Zoom video / teleconference.

In attendance were Directors:
Christian Warren, President
Sean King, Vice President
Joseph Brickweg, Treasurer
Steven Ostrowski, Secretary
Chuck Wagner, Assistant Secretary

Also participating were:
Keith Worley
Jill Arthurs
Ken Walker
Neal Simpkins
Kent Rooks
Mark Snedden
Todd P.
Todd Surber
Ross Ridenhour
Loretta Rea
Stacie Snyder
Brett Patrick
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 6:03 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.

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

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

- Minutes from the July 21, 2022, Regular Meeting
- Ratify the SFA Grant related payment to Dove Creek Forestry in the amount of $20,300 represented by check #6742

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

CORRESPONDENCE: Mr. Schlegel stated that he received emails from Ms. Stacie Snyder regarding several business matters and Mr. Wayne Overbagh regarding resident access to the Upper Cheyenne area. These emails were included in the Board Packets for the Directors.

Director Warren provided a letter that was received from the Larkspur Fire Protection District regarding the good interaction between the Fire District and the Perry Park Metropolitan District, and the benefits of the District's slash pick-up program. Mr. Schlegel read this letter into the record.

Mr. Schlegel stated that he received notification from Larkspur Outdoor Maintenance that the pea gravel path at Worley's Grove is washed out in several areas and that they can make repairs to the trail. Director Brickweg moved that the Board approve the proposed repairs to the pea gravel path at a cost to not exceed $400. Upon a second by Director King a vote was taken, and the motion carried unanimously.

PUBLIC COMMENT: Mr. Walker, Mr. Snedden, and Mr. Todd P. addressed the Board regarding access to the Upper Cheyenne area and requested that the Board consider to once again issue keys for vehicular access to the area upon the completion of the fire mitigation work that is currently in process. These gentlemen volunteered to help with the updating of an access policy for the District.

Mr. Ridenhour stated that he is a new resident and that he and his family enjoy the natural beauty of the area and urged the Board members to work to preserve this resource.

DIRECTOR'S ITEMS:

Director Warren stated that he recently met with a member of the Douglas Land Conservancy, who is also a resident of Perry Park, to discuss District related items and addressed the following items:

- Locks on the gates to the Weins' properties
- ATVs and Golf Cart use in Perry Park
- ATV use in the Upper Cheyenne area
- District Director Term Limits

Director Ostrowski stated that he had been contacted by a resident who was concerned that construction waste was being collected with the District's Slash pick-up program. This was not the case and Director Ostrowski will contact the resident who voiced that concern.

Director Ostrowski then asked about laptop computers that were purchased by the District several years ago for use by Directors. Director King stated that he has the computers however they are out-of-date, are no longer useful, and suggested that they be donated. Following discussion, Director Ostrowski will meet with Director King to evaluate these devices and work to determine if they should be retained or donated.

UNFINISHED BUSINESS:

Bear Ridge Inclusion Petition: Mr. Schlegel stated that the District received an inclusion petition from Mr. Brett Patrick for the Bear Ridge Development, he and District Counsel reviewed and determined that Mr. Patrick is the owner of said properties, and the Board members are able to consider this petition. Mr. Schlegel stated that a notice had been published to conduct a Public Hearing regarding the Inclusion Petition, as required.

Director Brickweg moved that the Board open the Public Hearing. Upon a second by Director King a vote was taken, and the motion carried unanimously, and the Public Hearing was opened at 6:50 p.m.

Mr. Patrick introduced himself and described the parameters of the proposed development. This will consist of 26 lots, each 1 to 1.5 acres in size. Ground breaking for infrastructure is estimated to take place during the fall of 2022 and should be complete within approximately 6 months. The development will include approximately 30% of open space and there will be a Homeowner's Association established. The Directors asked questions regarding the installation of gates during the construction process and roadway access. Members of the public asked questions about the development and expressed concerns

over the installation of gates on roadways, availability of water, etc.

Hearing no other questions for Mr. Patrick and no other discussion by the Directors, Director Wagner moved that the Public Hearing be closed. Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously, and the Public Hearing was closed at 7:02 p.m.

Director Brickweg moved that the Board approve and adopt Resolution No. 2022-08-01, Order by the Board of Directors of the Perry Park Metropolitan District for Inclusion of Real Property. Upon a second by Director Wagner a vote was taken, and the motion carried 4 in favor and 1 opposed.

Director Warren – Aye
Director King – Aye
Director Brickweg – Aye
Director Ostrowski – Nay
Director Wagner - Aye

The Order and Resolution will be sent to the Court for action, and will then be sent to and recorded with the Douglas County Clerk & Recorder, the Douglas County Assessor, and a copy will be sent to Mr. Patrick.

District Communication Plan: Director Ostrowski discussed the development of a survey to be sent to residents regarding multiple issues and stated that he will utilize a survey tool available through Office 365. Director Ostrowski also requested that the Board members consider budgeting for at least 2 mailings to all residents each year beginning with the 2023 budget year.

Slash Program: The Directors discussed the pros and cons of the current slash pick-up program and recommended the establishment of a log to record addresses where slash is being collected and a requisite time frame for each pick-up. Director Warren requested that the Firewise Committee review the current program and then make recommendations to the District's Board of Directors for the future of the program. Mr. Schlegel will compile a record of slash program costs and send this to Mr. Worley for use by the Firewise Committee.

Hay Cutting: Director Wagner spoke with Rob McDonald, who will provide separate quotes for both the Big D area and for areas in and around the Conservation Easement at the front of the District at Hwy 105 and Red Rock Drive.

Upper Cheyenne Access: The Directors once again discussed the current ban on vehicular access into the area and discouraged foot and bike traffic in the area due to the dangers that may exist with the removal of dead and dying timber in the area. Based on resident input the Board may consider renewing the access policy to the area upon completion of fire mitigation work in the area. The Board members created a "Key Committee" consisting of three residents – Mr. Walker, Mr. Snedden, and Mr. Todd P. Director Brickweg will be the Board liaison for the committee, who will initially be tasked with working to refine / develop a resident access proposal for the Board's consideration at a future meeting.

Independence Day Related Activities: Director Warren discussed the events at the 2022 celebration and requested suggestions for going forward in future years. Following discussion, the Board requested that Director Ostrowski add this issue to the resident survey that he will work to develop and distribute for community input.

Board Calendar: Director Warren distributed an example of a Board Calendar that he wishes to be developed to aid in coordination and communication of scheduled public meetings, State and federal holidays, required submission dates for District compliance, etc., and asked the Directors to review and consider as a future agenda item.

Big D Tree Care: Mr. Schlegel stated that he was waiting on a proposal from a second provider and that each of the proposals should cover the same issues to be addressed to provide fair comparisons. Director Warren requested that Mr. Worley review the area and mark the trees that need to be removed, trimmed, etc., and then send that list to Mr. Schlegel for dissemination to the contractors to obtain updated quotes for service.

NEW BUSINESS:

Records Retention Policy: Mr. Schlegel stated that the District has not formally established a Records Retention Policy but that the District has been following the Colorado Retention Manual as prescribed by the Colorado State Archives. Following discussion Director Brickweg moved that the Board adopt and approve Resolution No. 2022-08-02 adopting the Colorado Special District Retention Schedule and direct Mr. Schlegel to submit this resolution and associated application to the Colorado State

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

Application for Non-Profit Status: Director Warren discussed the possibility of applying for Non-Profit Status by the District so that tax exempt donations could be accepted for community events. Following discussion, the Directors requested that Director Ostrowski add this item to the resident survey to collect community input.

Consideration of Forestree Development Professional Service Agreements (PSA): Mr. Worley provided two (2) PSAs for assistance to the District with the Community Wildfire Protection Plan (CWPP) and another for the provision of ancillary services to the Board of Directors. Director Warren requested that these items be postponed until the Board's September 2022 meeting so that the Directors may have time to read through the proposals.

Director's Shared Duties: Director Warren distributed a list of duties that may be assigned to individual Directors of District Committees and requested that the Board members read through the potential assignments and be prepared to discuss at a later date.

Junk Day Discussion: Mr. Schlegel stated that he had spoken with Chris Miller regarding the 2022 event. Mr. Miller expressed his desire to assist the community however it will be cost prohibitive if he must purchase additional insurance to cover the District for adverse events related to the Junk Day. Director Warren requested that Mr. Schlegel contact Waste Management to obtain pricing for dumpsters that could be used by residents in lieu of Mr. Miller's assistance.

FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated July 31, 2022, for the Board's review.

Approval of Claims: Mr. Schlegel presented a list of claims for consideration and payment. After review, Director Brickweg moved that the Board approve the August 2022 claims presented for payment totaling $53,673.44 represented by checks #6743 through #6757. Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

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COMMITTEE REPORTS:

Independence Day Committee – Director Warren: No Report since the issue was discussed earlier in the meeting.

Entry Design Committee: The Committee met and requested a quote from CORE Electric Cooperative for re-routing of electric services at the entrance at the entrance and is working on alternatives at this time.

Firewise Committee: Mr. Worley provided a written report for inclusion in the meeting minutes.

Parks & Recreation Committee: Director Wagner stated that a representative from the Colorado Special District Property and Liability Pool will be on-site on 29 August 2022 to perform a park equipment safety inspection.

NEXT REGULAR MEETING:

The Board's next regular meeting will take place on Thursday – September 8, 2022, 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 8:40 p.m.

Respectfully Submitted:

Kurt C. Schlegel

Secretary for the Meeting

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Park Metropolitan District

Regular Meeting – August 11, 2022

Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2022-08-11_01	Director Ostrowski moved that the Board approve the agenda as presented, second by Director Wagner.	Y
3	M2022-08-11_02	Director Wagner moved that the Board approve the Consent Agenda, consisting of the following item, as presented: • Minutes from the July 21, 2022, Regular Meeting • Ratify the SFA Grant related payment to Dove Creek Forestry in the amount of $20,300 represented by check #6742, second by Director Ostrowski.	Y
4	M2022-08-11_03	Director Brickweg moved that the Board approve the proposed repairs to the pea gravel path at Worley's Grove at a cost to not exceed $400, second by Director King.	Y
7	M2022-08-11_04	Director Brickweg moved that the Board approve and adopt Resolution No. 2022-08-01, Order by the Board of Directors of the Perry Park Metropolitan District for Inclusion of Real Property. Upon a second by Director Wagner a vote was taken, and the motion carried 4 in favor and 1 opposed. Director Warren – Aye Director King – Aye Director Brickweg – Aye Director Ostrowski – Nay Director Wagner - Aye	Y
15	M2022-08-11_05	Director Brickweg moved that the Board adopt and approve Resolution No. 2022-08-02 adopting the Colorado Special District Retention Schedule and direct Mr. Schlegel to submit this resolution and associated application to the Colorado State Archives, second by Director King.	Y

21	M2022-08-11_06	Director Brickweg moved that the Board approve the August 2022 claims presented for payment totaling $53,673.44 represented by checks #6743 through #6757, second by Director Wagner.	Y

Forestry Report
Perry Park Metro District
August 11, 2022
Keith Worley, Project Forester

The following is a brief report on forestry items:

1. Upper Cheyenne Phase 1- Four acres of the 12 acres to be completed in Phase 1 have been done. These were: A) Slash and tree felling between Acoma Drive and Cheyenne Drive; B) Fuel break installed from Cheyenne Court to Osage Way properties along ridge line.

2. Upper Cheyenne Phase 2- Work in progress per plan. North end (Kiowa Ridge) has been connected to USFS fuel treatment and Osage Ridge. Plan is to move work to west side below Indian Head.

3. Upper Cheyenne Phase 3- Planning stages and project layout in progress. Final location of treatment areas to be determined in coordination with LFPD. Tentative goal is to bid out project in early fall. Start date will depend on contractor availability.

4. Dead and dying trees are now appearing throughout Perry Park and are drought related. So far, attacks appear to be predominantly secondary bark beetles such as Ips Engraver Beetles (pines) and Douglas-fir Beetles (Douglas-firs).

5. CWPP project delayed due to other projects. Plan is to begin first draft for submittal to the Firewise Committee.

6. Upper Cheyenne Gate re-posted with original signage per DC BOCC closure order. No public access denied, with exception of immediate work areas. Discussions with Sean Owens, DC Special Projects Engineer, recommending no further actions be taken at this time since PPMD is following intent of closure order.

7. Evacuation flyers hand delivered to multi-family areas missed by mass mailing.

8. Slash piles checked for any obvious need for out-of-schedule pickups. Recommended to wait until fall pickup to remove. Recommend mailer to all residents with rules.