RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD
September 8, 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 September 8, 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
Joseph Brickweg, Treasurer
Steven Ostrowski, Secretary
Chuck Wagner, Assistant Secretary

Director King was not able to attend this meeting – excused absence

Also participating were:
Randy Johnson
Keith Worley
Steve Rea
Tricia
Ross Ridenhour
Jill Arthurs
Tony Perconti
Tony Caterina
Reid Roberts
Larry Sutton
Jeff Mussack
Mark Sneddon
Ken Walker
Lisa Walker
Sandy & Bart Cole
Jane Moore
Sandy Kohl
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 6:00 p.m.

RECORD OF PROCEEDINGS

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 Wagner a vote was taken, and the motion carried unanimously.

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

- Minutes from the August 11, 2022, Regular Meeting
- Ratify the payment to Dove Creek Forestry in the amount of $24,300 represented by check #6758

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

CORRESPONDENCE: None

PUBLIC COMMENT: Ms. Kohl thanked the Board members for the approval to clean up trees in the Big D area.

Ms. Moore commented on her displeasure with people riding ATVs in and around Perry Park, and people driving in excess of the posted speed limit on Red Rock Drive.

DIRECTOR'S ITEMS: Director Ostrowski stated that he believed it prudent to discontinue the WordPress web site hosted by InMotion Hosting and re-direct the PerryPark.Org URL to the new SIPA website to avoid duplicate expenditures for maintenance. Mr. Schlegel stated that the plan is to decommission the WordPress site as soon as the Sentinel obtains a web hosting source and verification that this will not disrupt the Director's email accounts.

COMMITTEE REPORTS: Independence Day Committee – Based on the Resident Survey responses and Board member discussion it has been determined that there is support for continuing the annual Independence Day parade and fireworks display.

Director Warren stated that he will pursue the establishment of a tax-exempt organization for the District to receive and distribute donations from the public.

Entry Design Committee – Ms. Arthurs reported that the Committee will continue to meet to develop plans that will be submitted to the Board of Directors and residents for review and comment.

Firewise Committee – Mr. Worley provided a written report for the Committee, which has been included as an attachment to these minutes; and Mr. Reid Roberts introduced the Committee members and addressed the Board regarding the value of the Committee, the bi-annual Slash Collection Program, and the assistance provided to the community by Mr. Worley and Mr. Randy Johnson. Mr. Reid suggested that the Community Wildfire Protection Plan (CWPP) be added to the District's Service Plan.

Parks & Open Space Committee – Director Wagner stated that the Safety Inspection of the play equipment at Wauconda Park had been completed and emailed a copy of the report to the Directors. Director Wagner requested that Mr. Schlegel send to him the contact information for the recreation equipment provider that the District has used in the past for play equipment purchases and maintenance. Director Wagner will obtain an estimate for requited maintenance and bring this to the Board at a later date for their consideration.
Director Wagner also discussed the need to perform some mowing and willow removal at Wauconda Park and referenced an estimate received from "Twisted Timber" to perform the work. Following discussion Director Wagner moved that Board approve an expenditure not to exceed $600 for Twisted Timber to mow areas and remove willows at the Wauconda Park. Upon a second by Director Brickweg a vote was taken, and the motion carried unanimously.

Director's Shared Duties – Director Warren discussed a list of shared duties that he introduced at the Board's August 2022 meeting. Following discussion, the following was identified as Director assignments for 2022:

- Fire/Slash Program Committee – Joe Brickweg & Chris Warren
- Events/Activities Committee – Chris Warren
- Parks/Ponds/Open Space Committee – Chuck Wagner
- Road Maintenance Committee – Sean King

- Interagency Coordination – Chis Warren
- Communications Committee – Steve Ostrowski
- Finance/ Administration Committee – Joe Brickweg & Chris Warren
- Special Project Committee – Sean King

UNFINISHED BUSINESS:

Junk Dump: Mr. Schlegel stated that he has not been able to obtain an opinion from the District's insurance carrier regarding potential liabilities and presented quotes from two (2) firms for dumpster rentals as an alternative to M.R. Hauling providing coordinating the event. Following discussion, the Board directed Mr. Schlegel to continue attempts to obtain a clarification for the District's insurance carrier and if there are no conflicts or liabilities to attempt to coordinate a Junk Dump event with M.R. Hauling in 2022.

Slash Program: Based on the results of the resident survey and Director discussions, there will be no changes made to the Slash Collection Program in 2022 and that a mailer with program details will be sent to all residents during the 1st quarter of 2023. Director Ostrowski requested that some sort of record keeping (time spent per address, etc.) be established to maintain program accountability.

Hay Cutting: Director Wagner stated that he has been unable to connect with Mr. McDonald and has no report at this time.

Upper Cheyenne Access: The Directors once again discussed the current ban on motorized vehicle 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. The Board members referenced the Committee that was formed to develop a resident access proposal for the Board's consideration at a future meeting. Ms. Kohl was invited to join this committee.

Board Calendar: Director Warren discussed the development of a proposed Board Calendar that will identify regular Board meetings, special work sessions, State mandated Special District deadlines, holidays, etc. Mr. Schlegel will work to develop the Board Calendar and will present for the Board's consideration at a future meeting.

Consideration of Forestree Development, LLC Proposal for Forestry Consulting Services for 2022-2023 and State Fire Assistance (SFA) Grant Phase II Project Management: Mr. Worley provided a proposal to provide forestry services related to the implementation of the PPMD Community Wildfire Protection Plan (CWPP) and the SFA Implementation Grant. Following discussion Director Brickweg moved that the Board approve the proposal with the following amendment: "Consultant will invoice PPMD at $75.00 / hour for services rendered, not to exceed a total of $18,942.00 or 8% of total Phase II grant expenditures for 2022 and 2023."
Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

Resident Survey: Director Ostrowski briefed the Board members on the survey results and shared some specific concerns that were identified. A request has been made to publish or make available to the residents the results of the survey. Director Ostrowski will work on that and report back when possible.

Big D Tree Work: Mr. Schlegel presented two proposals received for the removal and pruning of designated trees in the Big D area. Upon review of the proposals Director Brickweg moved that the Board approve the proposal received from Rampart Landscaping for the removal and pruning of trees in the Big D, at a cost to not exceed $450.00. Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

NEW BUSINESS:

Consideration of Forestree Development, LLC Proposal for Ancillary Services for 2022: Mr. Worley discussed his proposal to provide forestry support services related to the implementation of the PPMD CWPP and assist with the administration of the District's Firewise Program. Following discussion Director Brickweg moved that the Board approve the proposal with the following amendment: "Contractor will invoice the PPMD for services rendered at a rate of $75.00 / hour, for tasks directed by the Board of Director's liaison to the Firewise Committee (Joseph Brickweg or other named Board representative) up to a total of $400.00 / month. Any services that require more than 4 hours will require Board approval prior to commencement ofwork." Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

Maintenance Requirements for the Gateway Pond: At Director Ostrowski's request Mr. Schlegel provided a copy of Addendum #1 to the Perry Park Ranch Gateway Land Stewardship Plan that was adopted by the Metropolitan District and approved by the Douglas Land Conservancy, for the Board's discussion. Director Ostrowski's concern was scheduled or follow-on dredging of the pond to maintain its size and inhibit the growth of cat tails. Mr. Schlegel stated that since the District is currently working on a water rights issue with the State of Colorado and the Colorado Water Court, no plans have been developed and no work orders have been issued.

Spring Canyon Lease Agreement: Mr. Schlegel stated that he is exchanging emails with the Manager of the Perry Park Water & Sanitation District regarding the possibility of extending the current lease for 2023. The Directors agreed that it is in the best interest of the District to request an extension of the lease and directed Mr. Schlegel to work with the Water & Sanitation District's staff on the lease extension and then present to this Board for consideration before 31 December, 2022. Director Warren specifically requested the following amendments to any future lease agreement:

- Removal of references to Gravel Mining Operations since all operation s have ceased
- Increase the referenced amount of slash that can be stored at that location
- Propose a minimum of a two-year lease, up to a maximum of five-years

FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated August 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 September 2022 claims presented for payment totaling $27,487.05 represented by checks #6759 through #6772 (with check #6760 being voided). Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

The Board's next regular meeting will take place on Thursday – October 13, 2022, at 6:00 p.m.

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:22 p.m.

Respectfully Submitted:

Kurt C. Schlegel

Secretary for the Meeting

RECORD OF PROCEEDINGS

Park Metropolitan District

Regular Meeting – September 8, 2022

Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2022-09-08_01	Director Brickweg moved that the Board approve the agenda as presented, seconded by Director Wagner.	Y
3	M2022-09-08_02	Director Brickweg moved that the Board approve the Consent Agenda, consisting of the following item, as presented: • Minutes from the August 11, 2022, Regular Meeting • Ratify the payment to Dove Creek Forestry in the amount of $24,300 represented by check #6758, seconded by Director Wagner.	Y
4	M2022-09-08_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
10	M2022-09-08_04	Director Wagner moved that Board approve an expenditure not to exceed $600 for Twisted Timber to mow areas and remove willows at the Wauconda Park, seconded by Director Brickweg.	Y
17	M2022-09-08_05	Director Brickweg moved that the Board approve the proposal with the following amendment: "Consultant will invoice PPMD at $75.00 / hour for services rendered, not to exceed a total of $18,942.00 or 8% of total Phase II grant expenditures for 2022 and 2023", seconded by Director Wagner.	Y
19	M2022-09-08_06	Director Brickweg moved that the Board approve the proposal received form Rampart Landscaping for the removal and pruning of trees in the Big D, at a cost to not exceed $450.00, seconded by Director Wagner.	Y

20	M2022-09-08_07	Director Brickweg moved that the Board approve the proposal with the following amendment: "Contractor will invoice the PPMD for services rendered at a rate of $75.00 / hour, for tasks directed by the Board of Director's liaison to the Firewise Committee (Joseph Brickweg or other named Board representative) up to a total of $400.00 / month. Any services that require more than 4 hours will require Board approval prior to commencement of work", seconded by Director Wagner.	Y
24	M2022-09-08_08	Director Brickweg moved that the Board approve the September 2022 claims presented for payment totaling $27,487.05 represented by checks #6759 through #6772 (with check #6760 being voided), seconded by Director Wagner.	Y

Forestry Report
Perry Park Metro District
September 8, 2022
Keith Worley, Project Forester

The following is a brief report on forestry items:

1. 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. Indian Head/Pawnee section at 50% complete.

2. Upper Cheyenne Phase 3- Planning stages and project layout still in progress. Sites for fuel treatments in Bear Creek Canyon investigated with Randy Johnson and treatment methods discussed: 1) Lop-and-scatter with saw crew; 2) Spider Menzi Muck (Machine capable of operating on 100% slopes. To view, Google "All Mountain Construction" web site) mastication; or 3) helicopter logging. Spencer Weston, CSFS, is still planning bid out project in early fall. Start date will depend on contractor availability.

3. No change: 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).

4. CWPP project covered in Firewise Committee meeting minutes.

5. No change. 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. **NOTE: Meeting recommended with Sean prior to approaching Board of County Commissioners.**

6. Firewise Committee recommends mailer to all residents with rules.

7. Site tour of Upper Cheyenne conducted with two "Ladies of Larkspur" leaders on September 1st. Project well received and group to set up future tours/hikes.

8. **Slash Pickup Cost/Benefit Analysis**: It is hard to do a cost/benefit analysis of the intangibles noted in the 2001-2002 surveys sent to you on August 31st given their "priceless" nature. But I'll try.

#9

a. A conservative dollar valuation for Perry Park real estate is well in excess of $540,000,000 (Ave. home @ $700,000 X approx. 800 homes). Add 576 vacant lots (Ave. $30,000/lot) for another $17,000,000 and PPCC at $18-20 million. Rounded up that's about $600,000,000 of value at risk.
b. Available figures from 2011-2021 show an average annual PPMD expenditure of $38,453 totaling $422,980 for this period. NOTE: Slash pickup costs were not broken out as a separate line item until 2010/2011. But first, some givens:
    i. Slash pickup is a "risk management" tool, like insurance.
    ii. There is no 100% guarantee homes will survive in the Wildland Urban Interface (WUI) given fuel loading that can be measured in kilotons of TNT. Examples: Energy releases from the Waldo Canyon and Black Forest Fires are estimated at 12-14 kilotons. Hiroshima A-bomb was 18 KT and Nagasaki at 20 KT. Yet, many homes survived both wildfires. Of specific note are the communities of Alpine and Greer, AZ (Wallow Fire, 2011, 500,000 acres). See attached study noting that homes/communities were saved by:
        1. Prior Fuel Treatments
        2. Quick and effective firefighter suppression actions.
        3. "Firewise" and defensible space and pre-fire actions by homeowners.
    iii. Fuel, aka slash, is the only manageable element of wildfire (Fire = Fuel/Heat/Oxygen. Fire Behavior = Fuel/Weather/Topography).
    iv. Wildfire is capricious, but still allows for risk management in the 98th percentile of wildfire occurrences.
    v. Science based recommendations for wildfire risk management, if implemented properly, can result in prevention of structural losses with minimal intervention of the fire services (definition of Firewise). This is especially true for communities that have done active residential and forest fuels mitigation.
    vi. Every dollar spent on mitigation results in a savings of $8-$10 in suppression and post-fire remediation costs. In 2002, this ratio was $1 of mitigation = $4-$5 in savings.
    vii. All properties in Perry Park are susceptible to wildfire loss due to wind driven ember blizzards that occur ahead of wildfire fronts.
c. Slash pickup "premium" on an annual basis at a budgeted amount of $50,000 is .008621% of insurable losses. Average annual cost for this period is $38,453 per PPMD budgets-to-actuals.
d. Slash pickup costs for the period 2011-2021 of $422,980 equates to a total premium of .0705% of insurable losses. This average could be slightly higher if average home prices in 2011 were in the $450,000-500,000 range (.08%? .09%?).
e. Slash pickup, given its critical nature, has been one of the key factors in helping Perry Park obtain grants. While not the only factor, it is the

easiest to demonstrate to grant providers as "hard-match". To-date, PPMD is at the $1.5 million mark. This equates to a 3:1 return on investment. Upon completion of Phase 3 of the Upper Cheyenne project, this will be closer to 4:1 return.

f. Please note this is a very simplified analysis. But given the common sense of the need to aid homeowners with reducing their fuel load as quickly as possible, it would be hard to justify any further analysis.

Upper Cheyenne Access Committee Intent

Mission – The Upper Cheyenne Access Committee's mission it to provide safe access to the residents of Perry Park to utilize the roads near Upper Cheyenne for walking, hiking, and OHV access. We intend to strengthen our sense of community by providing education around fire safety, personal property boundaries and access through designated areas while focusing on conservancy of wildlife and land to maintain the beauty of the community we all love.

Goals

- Provide controls to who/how access is granted and maintained
- Make program management easy for future leadership/volunteers
- Fire safety education and ongoing effort to keep our community safe
- Soil and Wildlife Conservation to maintain the beauty of our community
- Importance of maintaining private property boundaries and PPMD property
- Develop a mutually acceptable proposal and plan to be reviewed and approved by the Board

Steps

1) Understand why access was originally granted – Meet with Keith Worley and Randy Johnson
    a. Original Intent
    b. What worked
    c. What didn't work
2) Identify Risks and Compliance Gaps
    a. Past, Current and Future
    b. Public Safety
    c. Education Opportunities
3) Proposal Development
    a. Develop based on Board and Community Feedback
    b. Safety and Education Standards to be met
    c. Control/Compliance/Management
    d. Implementation Steps

Prepared by:
Ken Walker
Mark Sneddon

10/13/2022