

RECORD OF PROCEEDINGS

**MINUTES OF A REGULAR MEETING OF THE
BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD
October 14, 2021**

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 October 14, 2021, at 6:30 p.m. The meeting was open to the public and was also available via Zoom video / teleconference.

In attendance were Directors:

Randal Johnson, President
Craig Van Doorn, Vice President
Sean King, Secretary
Joseph Brickweg, Treasurer
Bonnie Schwam, Assistant Secretary

Also participating were:

Neil
Tony Perconti
Teresa
Sue Wells
Frances Burrus
Jennifer Kaufman
Allen Black
Maggie Bierbaum
Peter Bierbaum
Virginia Belts
Deborah Fike
Angela Gosling
Jim
Jessica Warner, Flock Security
Kurt Schlegel, Special District Solutions, Inc.

CALL TO ORDER:

Mr. Schlegel noted that a quorum of the Board was present, and Director Johnson called the meeting to order at 6:31 p.m.

**CONFLICTS &
DISCLOSURE
STATEMENTS:**

The Directors stated they had no additional conflicts of interest regarding District business.

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APPROVAL OF AGENDA: Director Johnson requested that the following items be added to the agenda under “New Business”:
2021 Christmas Decorations – Bid for Service
Upper Cheyenne Access persons owning land in that area
Director Schwam moved that the Board approve the agenda as amended. Upon a second by Director King, a vote was taken and the motion carried unanimously.

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

- Minutes from the September 9, 2021 Regular Meeting

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

CORRESPONDENCE: None

PUBLIC COMMENT: Mr. Bierbaum thanked the Board members for their service to the Community and stated that he had several questions regarding the proposed Bear Ridge Development. Director Johnson stated that this is an agenda item regarding this issue that will be discussed later at this meeting and requested that Mr. Bierbaum hold his comments and questions until that issue is discussed

UNFINISHED BUSINESS: Gateway Pond Water Rights: Mr. Schlegel presented an email from Counsel regarding his review of the proposed water purchase / lease agreement with the Perry Park Water & Sanitation District. Mr. Ela wrote that he has conversed with the Water & Sanitation District’s Counsel regarding the length of the proposed agreement and is working to “trim this down”. Mr. Ela will report to the Board regarding his progress as soon as possible.

Gateway Pond Fence: Director Van Doorn stated that the gate that had been installed was recently damaged. Mr. Schlegel stated that he had obtained a copy of the Incident Report generated by the Douglas County Sheriff’s Office and that the District’s Insurance policy will not cover the cost to repair since the estimated cost to repair is less than the \$1,000 deductible. Several residents requested an additional access point in the fence and Director Van Doorn stated that the wire between the fence posts needed to be tightened. Director Brickweg moved that the

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Board authorize Director Van Doorn to work with the contractor to repair the fence, tighten the wire between posts, and add an additional access point in the fence and to expend up to \$3,000 for the cost of said repairs and additions. Upon a second by Director Schwam, a vote was taken and the motion carried unanimously.

Flock Security Camera System: The Board members discussed the pros and cons of the proposed security system and listened to resident's comments regarding same. Following discussion the Board members took no action on this item.

Greater Larkspur Forest Health and Fuel Reduction Project Update: Director Johnson stated that the contractor performing the work has paused their work in the area and will return to complete their work in several weeks. Director Johnson also stated that in his discussions with Colorado State Forest Service representatives an identified shortage of approximately \$1,586.47 has been identified to complete the scope of work. Director Schwam moved that the Board authorize an additional \$1,600.00 to complete the work identified as Project Phase #2. Upon a second by Director Brickweg, a vote was taken and the motion carried unanimously.

Director Johnson also briefed the Board members regarding some potential future work in the area to clear additional acres and requested that the Board consider including estimated costs to the 2022 Budget to cover the possible additional work.

NEW BUSINESS:

Perry Park Design Committee: The Board members discussed appointing residents to a Design Committee to research ideas and potential designs for the Red Rock entrance to Perry Park. Director Brickweg moved that Director King be appointed to chair a Perry Park Entry Design Committee and work to recruit additional residents to develop potential improvement designs, obtain estimates for work, and present to the Board at a future date for consideration. Upon a second by Director Van Doorn, a vote was taken and the motion carried unanimously.

Bear Ridge Development: The Board discussed the proposed Bear Ridge Development, referral reviews submitted to Douglas County on behalf of the Metropolitan and Fire District, and potential impacts on the community. Several residents expressed their concerns regarding increased traffic, stormwater runoff, affect on property values, etc.

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Mr. Schlegel stated that he has been in contact with the District's General Counsel regarding the potential inclusion and has forwarded a template for a Petition to include properties into the District to the developer.

2021 Christmas Decorations: Mr. Schlegel and Director Van Doorn presented an estimate received to decorate the entrance to Perry Park for the Holiday season. Director Schwam stated that she would like to oversee this effort and will contact the vendor for additional details. Director Brickweg moved that the Board authorize an expense to not exceed \$1,500 for 2021 Christmas Decorations at the entrance to Perry Park and authorize Director Schwam to hire a firm to decorate the entrance area. Upon a second by Director King, a vote was taken and the motion carried unanimously.

Gate Keys for Upper Cheyenne Area: Director Johnson stated that he has received several requests from persons that own properties in the Upper Cheyenne Area, behind the locked gate, requesting keys so that they can access their properties when work in the area is not being conducted. Director King moved that the Board approve and authorize Director Johnson to spend up to \$500.00 to have non-reproduceable keys cut for distribution to persons that own properties behind the gate leading to the Upper Cheyenne Area. Upon a second by Director Schwam, a vote was taken and the motion carried unanimously.

FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated September 30, 2021 for the Board's review.

Ratification and Approval of Claims: Mr. Schlegel presented a list of claims for ratification and consideration for payment. After review, Director Schwam moved that the Board ratify checks #6604 and #6605 totaling \$4,985.00 and approve the October 2021 claims presented for payment totaling \$5,523.46 represented by checks #6606 through #6617. Upon a second by Director Brickweg, a vote was taken and the motion carried unanimously.

COMMITTEE REPORTS:

Firewise Committee: No Report

Parks & Recreation Committee: No Report

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DIRECTOR'S ITEMS:

Director Van Doorn stated that he has been in contact with Mr. Rob McDonald regarding an agreement with the District for the cutting of hay in the Big "D" and that he will have more information to present to the Board for their consideration at the next meeting.

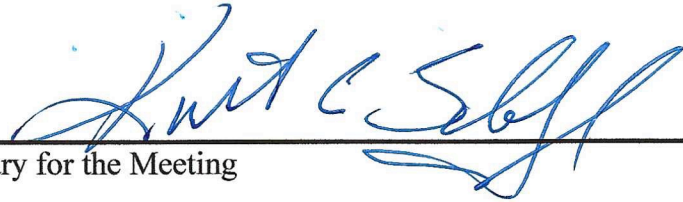
NEXT REGULAR MEETING:

The Board's next regular meeting will take place on Thursday – November 11, 2021 at 6:30 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 8:45 p.m.

Respectfully Submitted:



Secretary for the Meeting

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Park Metropolitan District

Regular Meeting – October 14, 2021

Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2021-10-14-01	Director Schwam moved that the Board approve the agenda as amended, second by Director King.	Y
3	M2021-10-14_02	Director Schwam moved that the Board approve the Consent Agenda as presented, second by Director King.	Y
7	M2021-10-14_03	Director Brickweg moved that the Board authorize Director Van Doorn to work with the contractor to repair the fence, tighten the wire between posts, and add an additional access point in the fence and to expend up to \$3,000 for the cost of said repairs and additions. second by Director Schwam.	Y
10	M2021-10-14_04	Director Schwam moved that the Board authorize an additional \$1,600.00 to complete the work identified as Project Phase #2, second by Director Brickweg.	Y
11	M2021-10-14_05	Director Brickweg moved that Director King be appointed to chair a Perry Park Entry Design Committee and work to recruit additional residents to develop potential improvement designs, obtain estimates for work, and present to the Board at a future date for consideration, second by Director Van Doorn.	Y
13	M2021-10-14_06	Director Brickweg moved that the Board authorize an expense to not exceed \$1,500 for 2021 Christmas Decorations at the entrance to Perry Park and authorize Director Schwam to hire a firm to decorate the entrance area, second by Director King.	Y

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14	M2021-10-14_07	Director King moved that the Board approve and authorize Director Johnson to spend up to \$500.00 to have non-reproduceable keys cut for distribution to persons that own properties behind the gate leading to the Upper Cheyenne Area, second by Director Schwam.	Y
16	M2021-10-14_08	Director Schwam moved that the Board ratify checks #6604 and \$6605 totaling \$4,985.00, and approve the October 2021 claims presented for payment totaling \$5,523.46 represented by checks #6606 through #6617, second by Director Brickweg.	Y