

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD FEBRUARY 13, 2025
AT 6:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Perry Park Metropolitan District was held on Thursday, February 13, 2025, at 6:00 p.m., at the Perry Park Country Club, and via telephone/videoconference.

Directors in Attendance

Darren Hill, President
Steven Ostrowski, Secretary (joined virtually at 6:32pm)
Christian M. Warren, Assistant Secretary
Jill Arthurs, Treasurer

Directors Absent

Joe Brickweg, Vice President (excused)

Also in attendance were:

Beth Diana, WSDM District Managers
Rebecca Harris, WSDM District Managers
Keith Worley, Fire Committee Secretary
Barb Martin Worley, Resident
Tony Caterina, Resident
Carolyn Jones, Resident
Pamela Wood, Resident
Carsten Baumann, Resident
Steve Rea, Resident
Kirk Mulbach, Resident
Kim Carlsen, Resident
Ben Carlsen, Resident
Gary R Wood, Resident
Elaine Petro, Resident
Steve Warrington, Resident
Russ Minary, Resident
Gary Dunning, Resident
Beverly O'Donnell, Resident
Bonnie Schwam, Resident
Brian Arthurs, Perry Park Water & Sanitation District
Al Sedmak, Resident
Randy Johnson, Resident
Sue, attended virtually
Kirk, attended virtually

1. Administrative Matters

A. Call to Order

President Hill called the meeting to order at 6:03 p.m. A quorum was confirmed.

B. Director Qualifications and Disclosures

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

C. Review and Approval of the Agenda

After review, a motion was made by Director Warren to add Sandstone Ranch Camping as a New Business item to the agenda, seconded by Director Arthurs. Motion passed unanimously.

D. Consider Approval of Regular Meeting Minutes from January 16, 2025.

Director Warren motioned to table review of the minutes until the March meeting, seconded by Director Arthurs. Motion passed unanimously.

2. Correspondence

Director Arthurs notified the Board that she received an invoice from Perry Park Water & Sanitation District for the use of the fire hydrant water for the slash pile burn in the amount of \$195 and requested that it be added to the payables.

3. Public Comment

Brian Arthurs, a member of the Board of Directors for the Perry Park Water and Sanitation District (PPWSD), commented on the Gateway Pond application, PPWSD coordination with the Perry Park Country Club for new cell towers, slash pile burn water bill, and the lease agreement with PPWSD for the slash pile burn on PPWSD land. Mr. Arthurs notified the Board that PPWSD would be considering a resolution opposing camping in Sandstone Ranch. Director Warren advised that PPWSD communicate with Director Brickweg and Director Ostrowski regarding cell towers. Keith Worley, resident, raised a concern about board members abstaining from voting. Mr. Worley, commented that per Robert's Rule of Order an abstention is considered part of the majority vote and an explanation for abstention is not required. Ms. Schwam commented the holiday lights were taken down in front of park. Next year she would like more volunteers to help with the lights and inquired about sending a notification to the community requesting help. Mr. Dunning inquired about setting up a booth on February 22 to obtain signatures for a petition opposing camping in Sandstone Ranch. Director Warren commented that the Metro District does not have authority over the Sandstone Ranch camping land use item. Director Arthurs commented the Larkspur Fire Department would be voting on a resolution opposing Sandstone Ranch camping. Mr. Warrington commented that the community should concentrate its opposition to Sandstone Ranch camping on the high fire risk. Ms. O'Donnell inquired if the Metro District pays for insurance to protect against fire. The Board advised that it does pay for insurance against fire. Mr. Baumann commented that the community should identify litigation attorneys within the Metro District and request their assistance in litigating camping in Sandstone Ranch if the Board of County Commissioners approves the use. He also commented on the economics of the use. A member of the public thanked the Metro District for the fire mitigation work. They commented that the Metro District should coordinate with other fire districts and metro districts for fire prevention. Ms. Wood reported on the Board of County Commissioners meeting. Ms. Kennedy commented about the social media pages and petitions opposing Sandstone Ranch camping. A member of the public commented that the Douglas County

Land Conservancy had not been contacted by Douglas County. Mr. Johnson thanked residents for their presentation to the Board of County Commissioners and commented that Douglas County Trails and Open Space would be preparing a study for the County Commissioners. Ms. Martin inquired about involving insurance companies in the Sandstone Ranch camping conversation. A member of the public read a proposed resolution for the Metro District Board to consider for adoption. A member of the public inquired about the next Board of County Commissioners election.

4. Director Items/Comments

There was no discussion.

5. Committee Reports

A. Entryway Committee – Director Arthurs

Director Arthurs notified the board that the water tap would be ready for installation once the ground thaws and discussed the Norris Design kickoff meeting.

B. Firewise Committee – Director Brickweg and President Hill

President Hill notified the Board the slash pile was burned. The Metro District received the Forest Restoration and Wildfire Mitigation (FRWRM) Grant, which covers half the cost of the District's large-scale mitigation project. President Hill stated that 77 residents had already signed up to be part of the grant, and if any funds were left over, they would be available to residents on a first-come-first-served basis. Director Ostrowski and President Hill commented that the grant enabled the Metro District to shorten the 5-year mitigation program to just one year. President Hill invited the community to the Firewise Community meeting on March 29.

C. Parks and Open Space Committee – Director Ostrowski

Director Ostrowski met with a landscape contractor, who would provide an estimate for the park. Director Ostrowski updated the Board on the park design process. Mr. Worley updated the Board about the insectary program application.

D. Communications Committee – Director Ostrowski

Director Ostrowski commented he would post the Board's position on Sandstone Ranch on social media and notified the Board the Microsoft licenses would be transferred to SIPA.

E. Independence Day Committee – Director Warren

Director Warren informed the Board that three companies have indicated they are unable to conduct a fireworks show due to staffing issues. Discussion was had about last year's laser show and the cost and process of having a fireworks show. One company quoted \$75,000 for a 20-30 minute show. Donations are needed for a fireworks show due to the cost. A member of the public suggested alternatives to a fireworks show, such as a barbeque or dance.

6. Financial Matters

A. Review and consider acceptance of January 31, 2025 Unaudited Financial Status

Ms. Diana reviewed the financials. President Hill motioned to approve the Unaudited Financials as presented, seconded by Director Arthurs. Motion passed unanimously

B. Review and approve through February 13, 2025 Payables

Discussion was had about the CEGR Law invoice. Director Arthurs motioned to amend the payables to include Perry Park Water and Sanitation District and Core Electric invoices and

removal of Director Brickweg's invoice for a total of \$4,563.34, seconded by Director Warren. Motion passed unanimously.

7. Management Matters

Ms. Harris and Ms. Diana provided information about the election.

8. Legal Matters

A. Review and consider adoption of Resolution Designating the Official Custodian of Records and Adopting A Policy on Responding to Open Records Requests

After review, Director Warren motioned to adopt the resolution as presented, seconded by President Hill. Motion passed unanimously.

B. Review and consider adoption of Audit Exemption Resolution

After review, Director Warren motioned to adopt the resolution as presented, seconded by Director Arthurs. Motion passed unanimously.

9. New Business

A. Committee assignments

After discussion, President Hill motioned Director Arthurs as Entry Committee Chair, Director Brickweg as Firewise Committee Chair, Director Ostrowski as Parks and Open Space Committee Chair and Communications Committee Chair, renaming of the Independence Day Committee to Events and Activities Committee, President Hill as Events and Activities Committee Chair, and elimination of the Roads Committee, seconded by Director Arthurs. Motion passed unanimously.

B. Request from resident Gary Dunning to solicit petition signatures at the Perry Park entrance.

After discussion, President Hill motioned to approve the request, seconded by Director Warren. Motion passed unanimously.

C. Sandstone Ranch Camping

After reviewing the proposed resolution opposing camping in Sandstone Ranch, President Hill requested that the Larkspur Fire Department opinion be omitted. Director Warren motioned to approve the resolution with the change requested by President Hill, seconded by Director Arthurs. Motion passed unanimously.

10. Old Business

A. Tract K

After discussion, Director Warren motioned that the Board cover the legal costs for reviewing the Tract K agreement between the Tract K landowner and the Perry Park Community Fund, with expenses not to exceed \$10,000, seconded by President Hill. Motion passed unanimously.

B. Entryway Benches

Tabled.

11. Adjournment

Director Warren motioned to adjourn the meeting at 8:01 p.m., seconded by President Hill. Motion passed unanimously.

Respectfully submitted,

Beth Diana

By: Recording Secretary



Perry Park Metropolitan District February 13, 2025 Regular Board Meeting

Please print the requested information below. If you wish to address the Board during public comment, please indicate that by checking the box under the public comment column. Public comment will be taken in the order they appear on this sheet. Public comment is limited to three (3) minutes.

| Name | Address | Telephone/Email | Public Comment Please check if you wish to address the Board. Please note comments are limited to 3 minutes. |
|--------------------|----------------------|-----------------|--------------------------------------------------------------------------------------------------------------|
| TOMY Caterina | 7415 Osage Rd. | 303-748-7544 | <input type="checkbox"/> |
| Barb martin Worley | 7377 Osage Rd | 303-961-8813 | <input type="checkbox"/> |
| Carly Jones | 7097 Perry Park Way | 303 681-0163 | <input type="checkbox"/> |
| Patricia Wood | 8017 S Bannock Dr | 303.478.8560 | <input type="checkbox"/> |
| Carsten Zoumanou | 6574 Winged Foot Ct. | (949) 338-7827 | <input type="checkbox"/> |
| STEVE REA | 8270 Bannock Dr | | <input type="checkbox"/> |
| KIRK MULLACH | 6867 Rice Pl | 303 807 0307 | <input type="checkbox"/> |
| Kim + Ben Carlson | 8129 Bannock Dr | 720-744-2466 | <input type="checkbox"/> |
| GARY R WOOD, DC | 8017 Bannock Dr | 720 635-1025 | <input checked="" type="checkbox"/> |
| Glaine Petro | 5235 Country Club | 805-709-2864 | |
| Steve Warrington | 4229 Cheyenne Dr | 303-681-3058 | |

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