

**MINUTES OF THE REGULAR BOARD MEETING
OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD OCTOBER 10, 2024
AT 6:00 PM**

Pursuant to posted notice, 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 10, 2024, at 6:00 p.m. The meeting was open to the public and was also available via Zoom video / teleconference.

Attendance

In attendance were Directors:

Darren Hill, President
Joseph Brickweg, Vice President
Jill Arthurs, Treasurer
Steven Ostrowski, Secretary (Excused absence)
Christian M. Warren, Assistant Secretary

Also in attendance were:

Rebecca Harris, WSDM District Managers
Beth Diana, WSDM District Managers
Randal Johnson, Wildfire Risk Management, Ltd.
In Person Public Attendance

1. ADMINISTRATIVE MATTERS

- A. Call to Order: The meeting was called to order at 6:04 p.m. by President Hill. A quorum was confirmed. Board excused Director Ostrowski.
- 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: Director Warren moved to approve the Agenda as presented; seconded by Director Brickweg. Motion passed unanimously.
- D. Consider Approval of Meeting Minutes from September 12, 2024: After review, Director Warren moved to approve the September 12, 2024, Meeting Minutes as amended; seconded by Director Brickweg. Motion passed unanimously.

2. CORRESPONDENCE: No correspondence.

- 3. PUBLIC COMMENT:** A resident in attendance had a question about fireworks for next year's fourth of July celebration. Also asked a question about Christmas lights. The Board discussed the fourth of July celebration and currently getting proposals from a variety of companies, Director Warren noted that Perry Park is at the top of the list to be covered with the previous company. The Board discussed the two concerns are the availability of a licensed crew and the cost range from \$14,500 to \$30,000 for a 30 minute show. The Board discussed this past year laser show was \$15,000, which got mixed reviews.

The Board discussed the Christmas lights and décor is stored at the shed and we are looking for another volunteer resident to help with installation.

A resident asked a question on the director reimbursement policy for attending the SDA conference. The Board discussed that one of the Board members went to the SDA conference, received a free conference registration, and in the past the entire Board would attend with reimbursement for lodging,

food, and registration. After discussion the Board agreed to reimburse lodging for this one and adopt a formal policy as we approach next years conference.

A resident inquired about a previous comment made regarding that the Metropolitan District Board has not performed fire mitigation for the last 20 years. Director Warren responded to clarify that the comment is in regard to the Metro owned only property not the Mountain side area. After discussion the Board discussed that we are now moving forward to mitigate the Metro owned ad putting a plan in place to continue moving forward.

A resident spoke about his volunteer time and effort to install the stored road signs to help reduce the concerns of speeding on Red Rock Drive. The Metro Board acknowledged his efforts and were appreciative for his time. They discussed the possibility of putting up another sign and that Douglass County is willing to put up their temporary speed trap signs, but they would be were they want them. Director Warren discussed the Road Committee holding a meeting to continue these discussions.

A resident brought up concerns about the traffic that will impact Perry Park with the planned construction and the Renaissance Festival. After discussion the Board commented they would reach out to the Renaissance Festival representative and possibly the County ad inquire if they can modify the traffic stop to help relieve the stress from the Perry Park residents.

4. DIRECTOR ITEMS/COMMENTS: There were no Director items or comments at this time.

5. COMMITTEE REPORTS

- A. Entry Committee: Director Arthurs reported on the Entry Committee. There was discussion on undergrounding the electric and was currently at \$105,000. Director Arthurs reported on the response we received from the Fire Department, CORE electric, and others. Director highlighted the concerns with the current scope of the work including the easement and needing permission from the Land Conservancy. Director Arthur's proposed that we suspend the undergrounding project at this time. Director Arthurs discussed the status of the possible designing of the Entry landscape project. After discussion the Board agreed to proceed with getting several design options for the community to provide input before proceeding with re-design. These options would be presented after the Board decided on which company to engage with on creating the design options. After discussion the Board agreed to propose the undergrounding possible design option for the entry. Director Arthurs read an excerpt from Walt's Words, a resident who recently passed, highlighting that the Metropolitan District Board has continued discussing implanting changes but not executing. After discussion the board acknowledge Walt's contribution to the community and highlighted this Board is planning on executing various items, as will be discussed in the budget discussion.
- B. Firewise Committee: Director Brickweg asked the status of the contract with Dove Creek Forestry. Ms. Harris noted we are just waiting for legal counsel comments. Director Brickweg highlighted that once this Board completes this first round of Fire mitigation, we need to continue to budget roughly \$70,000 every year for continued mitigation maintenance. Mr. Johnson informed the Board that as soon as Dove Creek Forestry gets the signed contract they are ready to engage on the Big D.
- C. Parks and Open Space Committee: Director Ostrowski was not present to provide an update. Director Arthurs requested the board consider receiving proposals for other landscape companies.
- D. Communications Committee – Director Ostrowski was not present to provide ad update.
- E. Independence Day Committee: Director Warren provided a detailed update during public comment. He highlighted to the Board that he is ruing into concerns with companies having availability and being affordable for the community.

6. FINANCIAL MATTERS

- A. Discuss results of the Reserve Study: Board discussed the results of the reserve study and highlighted that the District is well funded. President Hill wanted to discuss the Rock formation and estimate as we would need to engage a geologist.

- B. Review and Discuss the Draft 2025 Budget: Ms. Harris provided a detailed review of the current draft 2025 budget numbers. After discussion the Board stated they plan to have a full in-depth discussion at the October 23 work session meeting.
- C. Review and consider acceptance of September 30, 2024, Unaudited Financial Status: Ms. Harris reviewed the unaudited financials. Director Arthurs motioned to approve the financials, seconded by President Hill. Motion passed unanimously.
- D. Review and approve through October 10, 2024 Payables: Ms. Harris presented the payables totaling \$6,264.77. Director Arthurs motioned to approve the payables, seconded by President Hill. Motion passed unanimously.

7. MANAGEMENT MATTERS

- A. Discuss Memo to dissolve 501c(3): Ms. Harris presented the Memo to dissolve the 501c(3), and discussed WSDM's proposal for service did not include managing the 501c(3). Director Warren discussed concerns that we don't have a determination letter from the IRS, just an information letter. He also inquired on what the additional cost would be for WSDM to bookkeep and manage the non-Profit. Ms. Harris informed her she would be able to offer management and bookkeeping services for a not to exceed \$1,000 a month. After detailed discussion the Board agreed to keep the 501c(3) separate from WSDM management and pull from the community to get volunteers to help. The Board also agreed to utilize the 501c(3) to accept the Tract K donation and transfer from the non-profit to the Metro District and the board would re-address this topic once we can receive a determination letter.
- B. Discuss Park Structure Insurance: Ms. Harris informed the Board we are in process of receiving a quote from a contractor for repairs and determination on what may have caused the damage.

8. NEW BUSINESS:

- A. Weins Ranch Gate Location: Director Brickweg showed the board that Weins Ranch is building an automatic gate. Director Warren informed the Board and community that the gate big built has been approved by all jurisdictions and the gate will include an emergency electronic code for the Fire Department and Sheriffs Department that allows for emergency use of the gate.
- B. Review and consider approval for Bench Proposal: Director Arthurs presented the current memorial bench. After detailed discussion the Board agreed to brainstorm other memorial options for the community.

9. OLD BUSINESS

- A. Tract K Discussion: Director Warren confirmed that Mr. Flavin and his attorney are prepared to donate Tract K along with \$30,000 to the 501c(3), he is just waiting for their confirmation.
- B. Discuss Gateway Pond – Fire Pond Designation Update: There was no update.

- 10. ADJOURNMENT:** The Board confirmed the next meeting is October 23, 2024, at 6:00 p.m. President Hill moved to adjourn; seconded by Director Brickweg. Motion passed unanimously at 7:55 p.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary

Perry Park Metropolitan District

Regular Meeting – October 10, 2024

Proposed Motions

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
1. C.	M2024-10-10-01	Director Warren move that the Board approve the Agenda as Presented. Seconded by Director Brickweg. Motion passed unanimously	Y
1. D.	M2024-10-10-02	Director Warren moved to approve the September 12, 2024, Meeting Minutes as amended; seconded by Director Brickweg. Motion passed unanimously.	Y
6. C.	M2024-10-10-04	Director Arthurs motioned to approve the financials, seconded by President Hill. Motion passed unanimously.	Y
6. D.	M2024-10-10-05	Director Arthurs motioned to approve the payables, seconded by President Hill. Motion passed unanimously.	Y
8.B.	M2024-10-10-06	No motion was made.	N




PPMD 2024 10 10 Minutes FINAL

Final Audit Report

2024-11-19

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