

**MINUTES OF THE SPECIAL BOARD MEETING OF
THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD NOVEMBER 14, 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 November 14, 2024, at 6:00 p.m. The meeting was open to the public and was also available via Avaya video / teleconference.

Attendance

In attendance were Directors:

Darren Hill, President
Joseph Brickweg, Vice President
Jill Arthurs, Treasurer
Steven Ostrowski, Secretary
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.
Keith Worley, Fire Committee Chairperson
In-Person Public Attendance
Beverly O'Donnell
Victoria
Doug D.
Sandy Kohl

1. ADMINISTRATIVE MATTERS

- A. Call to Order: The meeting was called to order at 6:26 p.m. by President Hill. 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: Director Warren moved to approve the Agenda as presented; seconded by Director Arthurs. Motion passed unanimously.
- D. Consider Approval of Meeting Minutes from October 10, 2024, and October 23, 2024: Director Warren asked that a list of residents who attend the meetings be included in the Minutes, and if residents' names could accompany their comments. Ms. Harris agreed to include the meeting sign-in sheet. If a member of the public introduces themselves, their comments and name will be included in the minutes. The Board will remind members of the public to introduce themselves before speaking. After review, Director Warren moved to approve the meeting minutes from October 10, 2024, and October 23, 2024, seconded by Director Arthurs. Motion passed unanimously.

2. CORRESPONDENCE: Director Arthurs received bookkeeping letters and voter panel information in the mail.

3. PUBLIC COMMENT: Ms. Beverly O'Donnell, resident, asked about a report of the meeting in October Roads Committee. Director Warren advised he planned to give a report later during the meeting. Sandy Kohl, resident, stated she resides near the "Big D" park, and she applauded the

improvements and fire mitigation. She also thanked those who manage the Slash Pile project twice a year, specifically Randy for all his volunteer hours.

4. DIRECTORS ITEMS/ COMMENTS: No comments

5. COMMITTEE REPORTS:

- A. Entry Committee – Director Arthurs: Director Arthurs addressed the proposals for the community’s entryway and summarized the RFP as follows: District will hire an architectural firm to meet with committee members to design the entrance and provide three conceptual 3-D designs with low, mid, and high-end pricing. The community members will provide feedback, make final decisions, and then the firm will finalize the design with cost estimates and provide project management. Director Arthurs reviewed the two proposals that were received, one from Kimley Horn and another from Norris Design. The Board asked for clarification regarding Norris’s proposal to provide a hand-drawn, 3D rendering. Resident who was present at meeting (name not identified) asked who wrote the contracts for the. Ms. Harris explained that the firm provides the initial proposal, she will edit it, and then send it to legal for review. Mr. Worley provided his analysis of the entryway easement. President Hill advised that the Board would review the research Mr. Worley provided and then make a decision. Discussion was tabled. Director Arthurs moved to approve Norris Design. Motion seconded by Director Brickweg. Motion passed unanimously.
- B. Firewise Committee/ Gateway Pond-Fire Pond Designation Update –Director Brickweg advised meeting was held October 13 and was well attended. Topics included a 5-yr Mitigation Plan to include a maintenance schedule. An update was provided for the Big D. Park. Resident (unknown), who was present in meeting, asked Board to consider initiating maintenance on parcels that are not already on the maintenance schedule cycle. Director Brickweg agreed to review the maintenance schedule when he meets with the committee next week and will advise the Board of any changes. Director Brickweg also noted that the grant for the fire suppression pond has been submitted and is waiting for State approval. Director Brickweg advised they are waiting for the fire hydrant estimates. He reported that 320 slash piles were picked up. Director Brickweg suggested that address markers were needed to identify homes from the roads. He also suggested the Board consider acquiring an AI camera system that can detect smoke and alert the fire department. An additional suggestion was to work with the Fire Marshall of Douglas County and grade the roads for emergency vehicles. Director Brickweg advised that the next meeting is Tuesday at 9:00 am at the fire department.
- C. C. Parks and Open Space Committee – Director Ostrowski: Director Ostrowski stated he is still working on the final report. Discussion was had regarding the dates the District could burn the slash pile. Ms. Harris will check on the dates for burning and the renewal dates for the smoke permits.
- D. D. Communications Committee – The Board had a discussion on the cost of the eagle scout project.
- E. E. Independence Day Committee – Director Warren advised the committee is waiting until January 2025 for the list of launch crew volunteers and cautioned the Board not to mention there will be fireworks unless it has been confirmed. Director Warren also noted that the standard cost is above that which the Board has approved. Director Warren stated he will apply for County funds as a supplement at the beginning of the new year.

6. FINANCIAL MATTERS:

- A. Review and consider acceptance of October 31, 2024, Unaudited Financial Status. Ms. Harris presented the financial status as of October 31, 2024. Ms. Harris highlighted that she moved the CEGR Law invoices to the engineering/water consultant line item.
- B. Review and approval through November 14, 2024, Payables. After discussion, Director Arthurs moved to approve November 14, 2024, Payables, seconded by Director Warren. Motion passed unanimously.

7. MANAGEMENT MATTERS:

- A. Discuss upcoming statutory deadlines: Ms. Harris advised that the Mill Levy and Certification needs to be approved and adopted by December 15th, and that the boundary map must be filed by December 31st if there are no inclusions or exclusions.

8. NEW BUSINESS:

- A. Perry Park Community Fund Discussion: Director Arthurs advised the Board to have an annual meeting with updated financials. Discussion was had about which company will facilitate the financials. Director Warren explained that a donation to the Metro District that goes through a 501(c)(3) fund makes it less complicated for the donors when they file taxes. Ms. Harris advised the IRS stated the District needs an information letter but not a determination letter. Ms. Harris also confirmed a tax return for this year and 2023 will need to be filed. Director Warren moved to approve the expenditure of up to \$1000.00 for WSDM to get the District caught up on filing taxes for both years, and to do the accounting for the nonprofit. Motion seconded by Director Arthurs. Motion passed unanimously.

- B. October 31st Roads Committee meeting discussion: Director Warren reported there were 30 people in attendance, and the Agenda included speeding in Perry Park, and changes to Perry Park's rear exit. Ross reported that the Douglas County Sherriff's office set up a speed box to measure the average speed. The County also plans to do another traffic study next spring. Director Warren advised that the residents formed a roads committee separate from the Board. President Hill directed the Board to have a discussion in January of 2025 outlining the Directors' involvement in each committee.

- 9. OLD BUSINESS:** The Board discussed the construction of a rear gate for the community. Director Warren stated a resident asked about adding colored lights to the entrance for Christmas. The Board decided t to leave the lights the same.

- 10. ADJOURNMENT:** The Board confirmed the next meeting is December 12, 2024, at 6:00 p.m. Location: Perry Park Country Club, 7047 Perry Park Blvd, Larkspur, CO 80118. Director Brickweg moved to adjourn; seconded by Director Ostrowski. Motion passed unanimously at 8:08 p.m.

Respectfully Submitted,

Rebecca Harris

By: Recording Secretary



Perry Park Metropolitan District November 14, 2024 Regular Board Meeting & Annual Town Hall

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.
STEVE REA			<input type="checkbox"/>
KIRK MULBACH		KIRKMULBACH@gmail.com	<input type="checkbox"/>
Ross Ridenour	4915 RR2	762-267-6090	<input type="checkbox"/>
Keith			<input type="checkbox"/>
Randy			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>






PPMD 2024 11 14 Minutes- FINAL

Final Audit Report

2024-12-18

Created:	2024-12-18
By:	Beth Diana (beth.d@wsdistricts.co)
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