

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE  
PERRY PARK METROPOLITAN DISTRICT  
HELD MARCH 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, March 13, 2025, at 6:00 p.m., at the Perry Park Country Club, and via telephone/videoconference.

**Directors in Attendance**

Darren Hill, President  
Joseph Brickweg, Vice President  
Steven Ostrowski, Secretary  
Christian M. Warren, Assistant Secretary

**Directors Absent**

Jill Arthurs, Treasurer (excused)

**Also, in attendance were:**

Beth Diana, WSDM District Managers  
Rebecca Harris, WSDM District Managers  
Jak Pattamasaevi, WSDM District Managers  
Keith Worley, Firewise Committee Secretary, Resident  
Steve Warrington, Resident  
Randy Johnson, Resident  
Carsten Baumann, Resident  
Elaine Petro, Resident  
Kirk Mulbach, Resident  
Steve Rea, Resident  
Sue Wells, Resident (virtual)

**1. Administrative Matters**

**A. Call to Order**

President Hill called the meeting to order at 6:00 p.m. A quorum was confirmed, and Director Arthurs' absence was excused.

**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, Director Warren motioned to approve the agenda as presented, seconded by Director Ostrowski. Motion passed unanimously.

- D. Consider Approval of Regular Meeting Minutes from January 16, 2025, and Regular Meeting Minutes from February 13, 2025

After discussion, Director Brickweg motioned to approve the January 16, 2025, minutes as presented and to approve the February 13, 2025 meeting minutes as amended, to include Keith Worley's comment, seconded by President Hill. Motion passed. Director Warren abstained.

**2. Correspondence**

Director Ostroski commented that a resident had inquired about HOA requirements. District Management notified the Board that a password reset request from Colo Trust would be investigated.

**3. Public Comment**

Mr. Warrington, resident, thanked the Board for adopting the resolution in opposition to Sandstone Ranch camping and stated the Board of County Commissioners acknowledged receipt of the resolution. Mr. Warrington requested the replacement of the missing "no vehicle access" signs by the park's front entrance. Director Brickweg, Director Warren, and Director Ostrowski addressed. Mr. Johnson, resident, suggested the District develop an e-bike policy. Mr. Worley, resident, commented that draft policies had been created. Director Warren addressed.

**4. Director Items/Comments**

Director Warren congratulated the new Board Members on the election. Director Warren commented that he appreciated the public's support in opposing Sandstone Ranch camping. Director Warren inquired about the status of picking up the District's holiday lights. President Hill addressed.

**5. Committee Reports**

**A. Entryway Committee – Director Arthurs**

Director Ostrowski stated the entryway design meeting is March 26 and would post the meeting information on social media. District Management commented that an eblast would be sent to residents.

**B. Firewise Committee – Directors Brickweg and Hill**

Director Brickweg stated the annual community Firewise event is March 29. President Hill explained the FRWRM grant process. Director Brickweg discussed noxious weed control in the Big D. Director Brickweg motioned to spend up to \$800 on a slash pile mailer, seconded by President Hill. Motion passed unanimously. Director Ostrowski commented about language on mailer. Director Brickweg addressed. Mr. Worley inquired about spending the grant funds. President Hill addressed. Mr. Worley requested the Board motion to approve the insectary subscription and addressed the Board's questions about the insectary program. Director Brickweg motioned to approve the insectary subscription invoice in the amount of \$1,000, seconded by President Hill. Motion passed. Director Ostrowski abstained.

**C. Parks and Open Space Committee – Director Ostrowski**

Director Ostrowski inquired about weed management. Director Ostrowski and Director Warren discussed public notification of weed management. Director Ostrowski shared the park plan concepts with the Board.

D. Communications Committee – Director Ostrowski

Director Ostrowski updated Board on transfer of Microsoft Office licenses. Director Ostrowski commented that the public meeting notification process is going well.

E. Events and Activities Committee – President Hill

President Hill notified the Board that he continues plans to schedule a meeting later in the month. Director Warren to provide contact information to President Hill. President Hill notified the Board that the fireworks show is an unknown.

**6. Financial Matters**

A. Review and consider acceptance of February 28, 2025, Unaudited Financial Status

After review by Ms. Diana, President Hill motioned to approve the Unaudited Financials as presented, seconded by Director Brickweg. Motion passed unanimously.

B. Review and approve through March 13, 2025, Payables

Ms. Diana requested the addition of the Core Electric invoice in the amount of \$18.85, the addition of the Norris Design invoice in the amount of \$3,118.30, and the removal of Director Arthurs invoice in the amount of \$92.35 for a total amount of \$12,973.43. The Board requested Ms. Diana obtain additional information about Norris Design's billing. Director Brickweg motioned to approve the payables as amended for a total amount of \$12,973.43, seconded by President Hill. Motion passed unanimously.

**7. Management Matters**

Ms. Harris and Ms. Diana updated the Board on the election status and commented on next steps for new Board Members. Ms. Harris addressed Board Member's questions. Ms. Harris introduced WSDM District Manager Jak Pattamasaevi to the Board.

**8. Legal Matters**

- A. Review and consider adoption of Cancellation of Election and Declaration Deeming Candidates Elected Board of Directors Resolution. After review, Director Warren motioned to adopt the resolution as presented, seconded by Director Brickweg. Motion passed unanimously.

**9. New Business**

There was no new business.

**10. Old Business**

A. Tract K

President Hill notified the Board that Tract K had been transferred to the Perry Park Community Fund and the \$30,000 check had been received. President Hill notified the Board that since the Board of Directors for the Perry Park Community Fund (Community Fund) and Perry Park Metropolitan District are the same, the Board would need to file conflicts of interest. Discussion was had about the transfer of land to the Metro District and the \$30,000 check remaining with the Community Fund. Director Warren offered to operate the Community Fund when he is no longer on the Board. District Management commented on

TABOR limitations and recommended the District's legal counsel review the transfer. Discussion was had about completing the trail work. Director Ostrowski requested input from the newly elected Board Members, to take seat in May. Mr. Baumann, newly elected Board Member, commented he wanted to ensure the land is transferred legally and supported completing the trail maintenance this year. Mr. Mulbach, newly elected Board Member, concurred with Mr. Baumann. Mr. Worley, newly elected Board Member, commented that upgrading the trail would cost more than \$30,000 and recommended the Community Fund be dissolved and not transferred to Director Warren. Further discussion was had about the scope of work for the \$30,000 funds. Director Brickweg recommended the Community Fund not be transferred to Director Warren. The Board directed Management research the impact on insurance costs. President Hill motioned to engage the District's legal counsel to review the transfer of Tract K from the Community Fund to the Perry Park Metropolitan District, seconded by Director Warren. Motion passed unanimously.

B. Entryway Benches

Director Brickweg notified the Board he is working with the Douglas County Land Conservancy. Discussion was had about the number of benches, the aesthetics of the benches, and the cost.

**11. Adjournment**

Director Brickweg motioned to adjourn the meeting at 7:16 p.m., seconded by President Hill. Motion passed unanimously.

Respectfully submitted,

*Beth Diana*

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By: Recording Secretary



## Perry Park Metropolitan District March 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<br>Comment Please<br>check if you wish to<br>address the Board.<br>Please note comments<br>are limited to 3<br>minutes. |
|------------------|----------------------|--|--|
| Steve Harrington | 4129 Cheyenne Dr.    | majwarrs@aol.com                       | <input checked="" type="checkbox"/>  |
| Carsten Baumann  | 6574 Winged Foot Ct. | (949) 338-7827<br>WTSCHERLA@GMAIL.COM  | <input type="checkbox"/>   |
| RANDY JOHNSON    | 5621 OSAGE WAY       | 303-880-4724<br>RJ10000@PROTONMAIL.COM | <input type="checkbox"/>   |
| Elaine Petro     | 5235 Country Club    |  | <input type="checkbox"/>   |
| Kirk Mubach      | 6867 Pike Pl         | 360 8070307<br>KIRKMUBACH@gmail.com    | <input type="checkbox"/>   |
| Steve Rea        | 8270 Barnock         |  | <input type="checkbox"/>   |
| Kerth Worley     | FWC                  |  | <input type="checkbox"/>   |
|                  |                      |  | <input type="checkbox"/>   |
|                  |                      |  | <input type="checkbox"/>   |