

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

Pursuant to posted notice, the Annual Town Hall 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 13, 2025, at 6:00 p.m. The meeting was open to the public and was also available via Microsoft Teams tele/videoconference.

**Attendance**

In attendance were Directors:

Darren Hill	President
Kirk H. Mulbach	Vice President
Joseph Brickweg	Treasurer
Keith A. Worley	Secretary
Carsten Baumann	Assistant Secretary/Assistant Treasurer

Also in attendance were:

Beth Diana	WSDM District Managers
Rebecca Harris	WSDM District Managers
Gary Calese	Resident
Layne Vinton	Resident
Elaine Petro	Resident
Jim Safran	Resident
Sonia Safran	Resident
Jennifer Kaufman	Resident (virtual)
Alan Jones	Resident (virtual)
Mike LaRoi	Resident (virtual)
Ross Ridenour	Resident (virtual)
Aaron Mathewson	Resident (virtual)
Doug D.	Resident (virtual)

**CALL TO ORDER:** The meeting was called to order at 6:00 p.m. by Ms. Diana.

**PRESENTATION REGARDING THE STATUS OF PUBLIC INFRASTRUCTURE PROJECTS WITHIN THE DISTRICT:** Ms. Diana presented the status of the public infrastructure projects which include Wauconda Park, entryway improvements, Tract K and trail realignment, and fire mitigation.

**PRESENTATION REGARDING OUTSTANDING BONDS:** Ms. Diana advised the District has no debt and presented information regarding the mill levy.

**REVIEW OF UNAUDITED FINANCIAL STATEMENTS:** Ms. Diana presented the unaudited financial statements, noting that 2025 revenue is projected to slightly exceed the budget while expenses remain under budget. She reported minimal use of the contingency fund, confirmed the initial transfer to the reserve fund, and stated that Wauconda Park and entryway improvements are scheduled to begin in Spring 2026. The Board clarified that the annual reserve fund contribution is based on recommendations from the reserve study and is held in the ColoTrust account, where it earns interest.

**OPEN FLOOR FOR QUESTIONS:** No public comments.

**ADJOURNMENT:** Meeting adjourned at 6:06 p.m.



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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 13, 2025, ANNUAL TOWN HALL MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.



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Approved by: Secretary of the Board

# PPMD Annual Town Hall Meeting Minutes








## 11.13.2025 FINAL

Final Audit Report

2025-12-30

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