



**PERRY PARK METROPOLITAN DISTRICT
REGULAR BOARD MEETING AGENDA AND NOTICE**

Thursday, January 8, 2026 – 6:00 PM

VIRTUAL ONLY

Please join the Microsoft Teams meeting from your computer, tablet, or smartphone.

[Join the meeting now](#)

Or

<https://teams.microsoft.com/>

Meeting ID: 291 656 179 904 4

Meeting Passcode: ma9vf6ZE

You can also dial in using your phone.

1-323-741-1303

Phone conference ID: 160 702 327#

Board of Directors	Title	Term
Darren Hill	President	May 2027
Kirk H. Mulbach	Vice President	May 2029
Bonnie Schwam	Director	May 2027
Keith A. Worley	Secretary	May 2029
Carsten Baumann	Assistant Secretary/Treasurer	May 2029

1) Administrative Matters

- A. Call to Order & Declaration of Quorum
- B. Director Qualifications and Disclosures
- C. Review and Approval of the Agenda
- D. Appointment of Officers
- E. Consider Approval of Regular Meeting Minutes from December 11, 2025 (enclosed)

2) Correspondence

3) Public Comment

- A. The Board and District staff truly value the public's input. Please respect the following when making formal comments to the Board of Directors:
- B. Please keep comments restricted to the topics of the District and its business, and

time limited to a maximum of three (3) minutes.

4) Directors' Items/ Comments

5) Committee Reports

- A. Firewise Committee – Director _____, Chair; Director Worley, Vice Chair
 - (1) FRWRM Grant
- B. Parks and Open Space Committee – Director Mulbach, Chair; Director Worley, Vice Chair
 - (1) Entryway Subcommittee
 - (2) Gilloon Pond Subcommittee
 - (a) Tree Removal
 - (3) Benches
 - (4) Little Library
 - (5) Wauconda Park
 - (6) Bio Controls for Noxious Weeds
 - (7) Pond Signage
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of December 31, 2025, Unaudited Financial Statements (enclosure)
- B. Review and approve Payables through January 8, 2026 (enclosure)

7) Management Matters

8) Legal Matters

- A. Review and Consider Adoption of 2026 Resolution Designating Location to Post Notice (under separate cover)

9) New Business

- A. Discuss updating the District's title insurance to cover every District-owned property

10) Old Business

- A. Fire Pond

11) Adjournment

- The next regularly scheduled meeting is February 12, 2026, at 6:00 p.m. - VIRTUAL ONLY.



Page intentionally left blank

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD DECEMBER 11, 2025
AT 6:00 P.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Perry Park Metropolitan District was held on December 11, 2025, at 6:00 p.m. at the Perry Park Country Club 7047 Perry Park Boulevard, Larkspur, CO 80118 and 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
Curt Hoff	Resident
Layne Vinton	Resident
Jim Godley	Resident
Tony Caterina	Resident
Elaine Petro	Resident
Alan	Resident (virtual)
Carolyn Jones	Resident (virtual)
Aaron	Resident (virtual)

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:00 p.m. by President Hill. President Hill indicated that a quorum of the Board was present.

B. Declaration of Quorum/ Director Qualifications/ Disclosure Matters:

President Hill stated that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. President Hill informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. President Hill reported that disclosures for those Directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those

disclosures were acknowledged by the Board. President Hill inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

C. Acceptance of Board Member Resignation
Moved to New Business.

D. Consider Appointment for Board Vacancy
Moved to New Business.

E. Review and Approval of the Agenda
After review, President Hill moved to approve the agenda as amended, to include moving items 1.C – Acceptance of Board Member Resignation and 1.D – Consider Appointment for Board Vacancy from Administrative Matters to New Business; seconded by Director Worley. Motion passed unanimously.

F. Consider approval of Regular Board Meeting Minutes and Annual Town Hall Meeting Minutes from November 13, 2025
After review, Director Worley moved to approve the November 13, 2025, Regular Board Meeting Minutes and Annual Town Hall Meeting Minutes as presented; seconded by Director Brickweg. Motion passed unanimously.

2. Correspondence
Director Worley noted the items received.

3. Public Comment
The Fire Chief and Jim Godley informed the Board that the top priorities are to fully staff the Perry Park fire station and to achieve accreditation. The Chief reviewed strategic priorities and encouraged public input. Questions from the Board and residents addressed equipment maintenance, housing, and staffing. A resident emphasized the importance of manning stations and shared a personal experience. Director Worley requested a meeting with the Chief regarding the costs of slash pile burning. A resident asked about recreational activity rules for the Gateway Pond and noted signage may be required; Ms. Diana suggested consulting the insurance company's Risk Assessment Team. Director Mulbach stated he would contact them. President Hill stated the District has no enforcement authority over the pond. A resident raised concerns about short-term rentals; President Hill confirmed Douglas County handles enforcement, and Director Brickweg noted the Board does not support short-term rentals.

4. Director's Items/ Comments
No items discussed.

5. Committee Reports

A. Firewise Committee

- B. Director Brickweg reported that slash pickup was completed and that he would obtain additional cost estimates for the slash pile burn. Director Brickweg discussed potential changes to the FRWRM Grant Program for larger properties. Director Brickweg noted that the County requested the Fire Pond designation and that the responsibility for funding the dry hydrant installation remains unresolved. Director Worley noted that this is in progress, with installation required within two years of the June approval. Director Brickweg reviewed the address marker plan with the Fire Chief, who agreed it was a good idea and offered the District support.

(1) FRWRM Grant

Randy Johnson reported that a ranch owner with significant acreage is interested in participating in the FRWRM Grant Program.

C. Parks and Open Space Committee

(1) Entryway Subcommittee

Director Mulbach provided updates on the status of the entryway project.

(2) Gilloon Pond Subcommittee

Director Baumann reported that five companies were contacted, but only one submitted a proposal. The Board discussed alternative options, including working with the State Engineer. Discussion was had regarding water rights.

(a) Tree Removal

Director Baumann recommended waiting for the engineering evaluation before beginning any work.

(3) Benches

Layne Vinton, resident, provided an update on the status of the benches and stated delivery is expected mid-January.

(4) Little Library

No discussion.

(5) Wauconda Park

Director Mulbach informed the Board that the pet station is being maintained and the park improvements are moving forward.

(6) Bio Controls for Noxious Weeds

No discussion.

D. Events and Activities Committee

President Hill reported that the holiday lights had been installed and that the community bonfire is upcoming. Randy Johnson stated he would obtain the permit and coordinate with the Perry Park Water and Sanitation District. President Hill stated that at the next Committee

meeting in February, they would begin planning for Independence Day activities.

6. Financial Matters

A. Review and consider acceptance of November 30, 2025, Unaudited Financial Statements

Ms. Diana presented the unaudited financials. Director Worley inquired about the submittal of the FRWRM grant reimbursements. Randy Johnson addressed. Mr. Johnson requested a motion to approve a request for reimbursement to the State for 4972 Cheyenne Dr. Director Brickweg moved to approve the submittal of the resident's application; seconded by Director Worley. Motion passed unanimously. Director Baumann inquired about the FRWRM Grant expenses. Ms. Diana addressed. Director Brickweg inquired about the stop payment fee. Ms. Diana addressed. After discussion, Director Brickweg moved to approve the unaudited financial statements as presented; seconded by Director Worley. Motion passed unanimously.

B. Review and consider approval of Payables through December 11, 2025

Ms. Diana presented the payables for the period. Director Brickweg moved to approve the payables as presented, pending approval of the CSD Pool insurance invoice; seconded by Director Baumann. Motion passed unanimously.

7. Management Matters

No items to discuss.

8. Legal Matters

No items to discuss.

9. New Business

A. Consider authorization of renewal of Special District Association (SDA) of Colorado membership for 2026

President Hill moved to approve the authorization for the renewal of SDA membership for 2026; seconded by Director Brickweg. Motion passed unanimously.

B. Discuss and review the proposed General Liability Schedule and Limits and Property Schedule and consider approval and authorization to bind coverage – review property schedule

Director Baumann asked about liability limits. President Hill addressed. Director Brickweg moved to approve and to authorize binding coverage of the Colorado Special Districts Property and Liability Pool General Liability Schedule and Limits and Property Schedule for 2026; seconded by President Hill. Motion passed unanimously.

C. Acceptance of Board Member Resignation

Director Brickweg submitted his resignation to the Board. President Hill moved to accept Director Brickweg's resignation; seconded by Director Mulbach. Motion passed unanimously.

D. Consider Appointment for Board Vacancy

President Hill moved to appoint Bonnie Schwam to fill the Board vacancy; seconded by Director Baumann. Motion passed unanimously.

10. Old Business

A. Fire Pond

No items to discuss.

11. Adjournment:

President Hill moved to adjourn the meeting at 7:11 p.m.; seconded by Director Brickweg. Motion passed unanimously.

- a. Next Regular Meeting scheduled: January 8, 2026, at 6 p.m. This is a virtual-only meeting.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 11, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board



Page intentionally left blank

Perry Park Metropolitan District

Balance Sheet

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	24,242.42
Colo Trust Conservation - 2321	78,038.55
Colo Trust Reserve - 8001	1,003,241.43
Total Checking/Savings	1,105,522.40
Other Current Assets	
Prepaid Expense	6,355.00
Total Other Current Assets	6,355.00
Total Current Assets	1,111,877.40
TOTAL ASSETS	1,111,877.40
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	6,374.61
Total Accounts Payable	6,374.61
Other Current Liabilities	
Community Fund Balance	4,418.40
Payroll Liabilities	229.50
Reserve For Tract K Maintenance	30,000.00
Total Other Current Liabilities	34,647.90
Total Current Liabilities	41,022.51
Total Liabilities	41,022.51
Equity	
Fund Balance Restricted	
Emergencies	10,000.00
Conservation Trust	48,641.00
Subsequent Years Expenses	5,720.00
Unassigned	767,786.87
Total Fund Balance Restricted	832,147.87
Retained Earnings	171,946.66
Net Income	66,760.36
Total Equity	1,070,854.89
TOTAL LIABILITIES & EQUITY	1,111,877.40

Perry Park Metropolitan District

Profit & Loss Budget vs. Actual

January through December 2025

General Fund

	TOTAL				
	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Senior/Veteran/Personal Exempt	0.00	6,401.25			
Conservation Trust Fund	3,431.32	11,817.40	12,000.00	-182.60	98.48%
Abatements & Ommitted	0.00	-158.38			
Property Taxes	1,341.84	249,993.79	258,881.00	-8,887.21	96.57%
Specific Ownership Tax	1,510.37	18,263.77	18,122.00	141.77	100.78%
Interest Income	3,681.74	46,385.54	20,000.00	26,385.54	231.93%
Miscellaneous Income	0.00	82.74			
Total Income	9,965.27	332,786.11	309,003.00	23,783.11	107.7%
Expense					
Bank Fees	12.00	194.00	50.00	144.00	388.0%
Contingency	311.90	1,652.40	20,000.00	-18,347.60	8.26%
Directors Fees	500.00	5,700.00	10,000.00	-4,300.00	57.0%
District Management	3,000.00	36,000.00	36,000.00	0.00	100.0%
Dues & Subscriptions	0.00	1,044.35	1,500.00	-455.65	69.62%
Education	0.00	350.00	4,000.00	-3,650.00	8.75%
Election Expense	0.00	1,793.08	10,000.00	-8,206.92	17.93%
Engineering - Water Consultant	0.00	726.00			
Grant Writing	0.00	0.00	3,500.00	-3,500.00	0.0%
Information Technology	0.00	1,615.71	3,000.00	-1,384.29	53.86%
Insurance	0.00	7,115.00	6,200.00	915.00	114.76%
Landscape & Open Space Maint	1,849.50	10,347.77	16,500.00	-6,152.23	62.71%
Lease/Purchased Water Replacemt	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	918.00	17,334.14	15,000.00	2,334.14	115.56%
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	38.25	436.05	600.00	-163.95	72.68%
Postage & Copies	414.90	914.44	100.00	814.44	914.44%
Post Office Box Rental	0.00	74.00			
Repairs & Maintenance	320.00	2,020.00	6,500.00	-4,480.00	31.08%
Seasonal Activities	1,706.43	4,547.63	2,000.00	2,547.63	227.38%
Slash Pick-Up and Burn					
Spring Canyon Lease	0.00	0.00	1,200.00	-1,200.00	0.0%
Mailer Postage	0.00	668.78	2,000.00	-1,331.22	33.44%
Slash Pick-Up and Burn - Other	0.00	30,430.57	50,000.00	-19,569.43	60.86%
Total Slash Pick-Up and Burn	0.00	31,099.35	53,200.00	-22,100.65	58.46%
Treasurer Collection Fee - O&M	21.54	3,850.29	3,883.00	-32.71	99.16%
Utilities	22.21	305.78	2,000.00	-1,694.22	15.29%
Weed & Pest Control	0.00	1,000.00	7,000.00	-6,000.00	14.29%
Total Expense	9,114.73	128,119.99	203,533.00	-75,413.01	62.95%
Net Ordinary Income	850.54	204,666.12	105,470.00	99,196.12	194.05%

Perry Park Metropolitan District
Profit & Loss Budget vs. Actual
January through December 2025

	TOTAL				
	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Project Fund	0.00	388,240.00	388,240.00	0.00	100.0%
Transfer to Reserve Fund	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Expense	0.00	705,179.00	705,179.00	0.00	100.0%
Total Other Expense	0.00	705,179.00	705,179.00	0.00	100.0%
Net Other Income	0.00	-705,179.00	-705,179.00	0.00	100.0%
Net Income	850.54	-500,512.88	-599,709.00	99,196.12	83.46%

UNAUDITED

Perry Park Metropolitan District

Profit & Loss Budget vs. Actual

January through December 2025

Project Fund

	TOTAL				
	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Donations-Income	0.00	219.00	30,000.00	-29,781.00	0.73%
Grant Income	0.00	0.00	170,000.00	-170,000.00	0.0%
Total Income	0.00	219.00	200,000.00	-199,781.00	0.11%
Expense					
Entry Way Improvements	0.00	15,064.22	170,000.00	-154,935.78	8.86%
Fire Mitigation	0.00	105,559.00	279,000.00	-173,441.00	37.84%
FRWRM Grant Operations	0.00	14,726.54			
Tract K Trail Realignment	0.00	0.00	30,000.00	-30,000.00	0.0%
Wauconda Park	0.00	2,775.00	200,000.00	-197,225.00	1.39%
Total Expense	0.00	138,124.76	679,000.00	-540,875.24	20.34%
Net Ordinary Income	0.00	-137,905.76	-479,000.00	341,094.24	28.79%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	388,240.00	388,240.00	0.00	100.0%
Total Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Total Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Net Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Net Income	0.00	250,334.24	-90,760.00	341,094.24	-275.82%

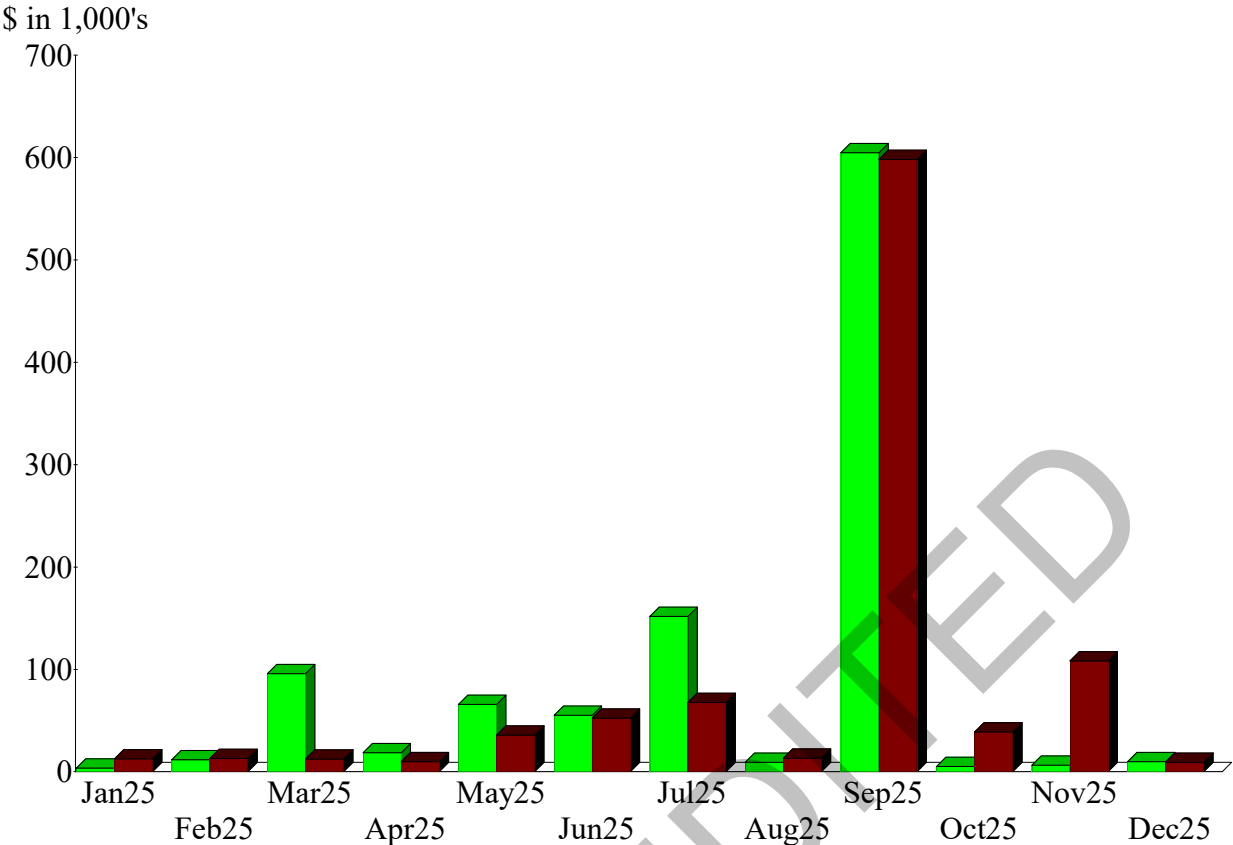
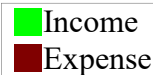
Perry Park Metropolitan District
Profit & Loss Budget vs. Actual
January through December 2025

Reserve Fund

	TOTAL				
	Dec 25	Jan - Dec 25	Budget	\$ Over Budget	% of Budget
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Net Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Net Income	0.00	316,939.00	316,939.00	0.00	100.0%

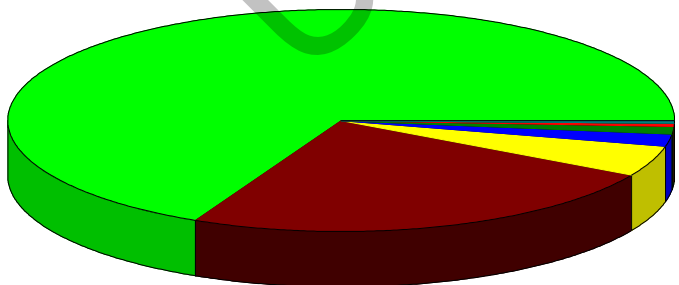
UNAUDITED

Income and Expense by Month January through December 2025



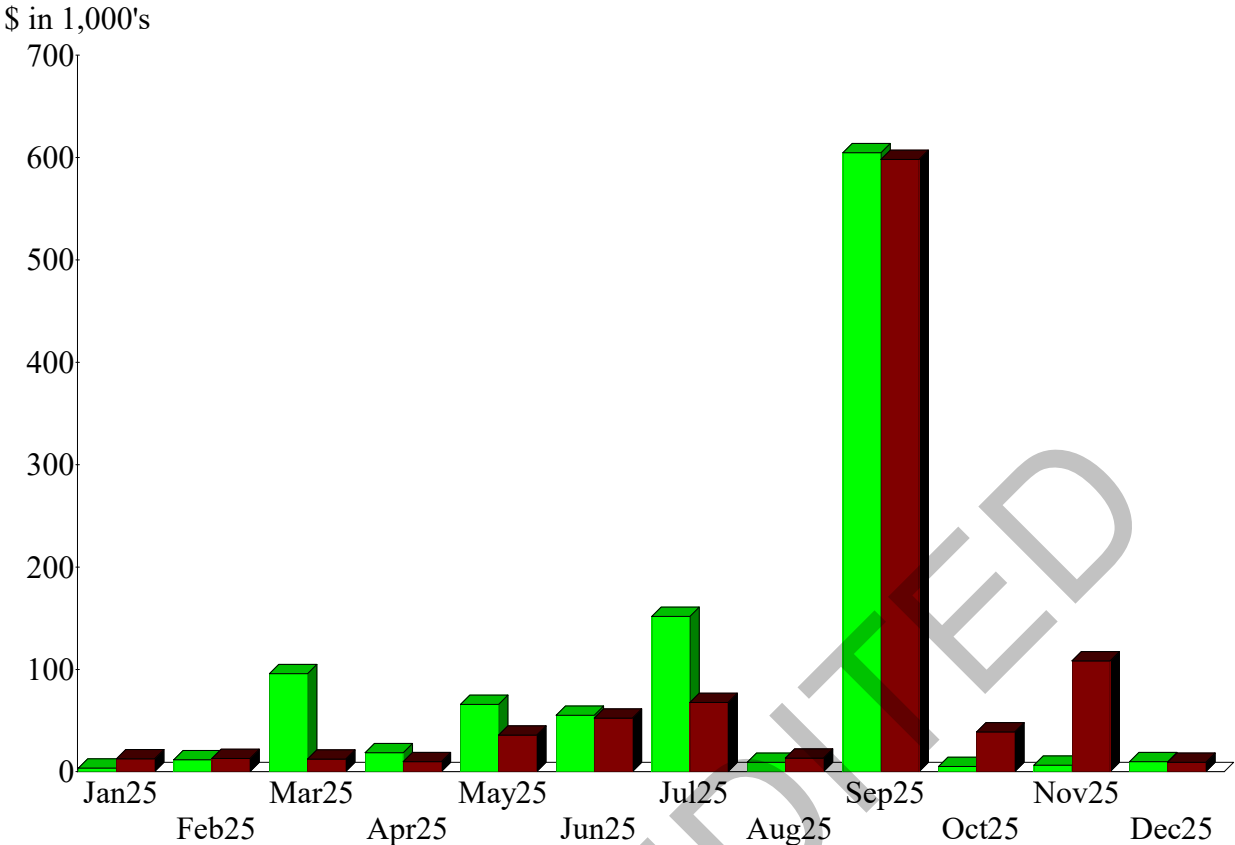
Income Summary
January through December 2025

Other Income	67.91%
Property Taxes	24.08
Interest Income	4.47
Specific Ownership Tax	1.76
Conservation Trust Fund	1.14
Senior/Veteran/Personal Exempt	0.62
Donations-Income	0.02
Abatements & Ommitted	\$-158.38
Miscellaneous Income	0.01
Sub-Total	\$1,038,184.11



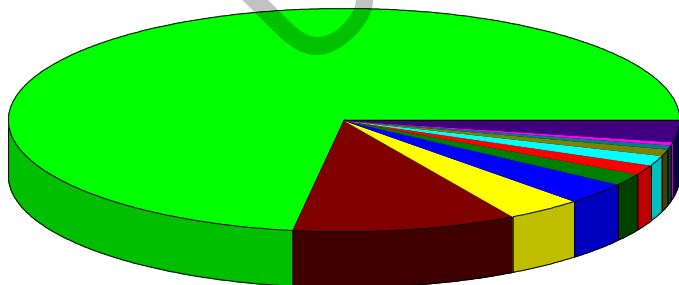
Income and Expense by Month January through December 2025

Income
Expense



Expense Summary January through December 2025

Other Expense	72.59%
Fire Mitigation	10.87
District Management	3.71
Slash Pick-Up and Burn	3.20
Legal	1.78
Entry Way Improvements	1.55
FRWRM Grant Operations	1.52
Landscape & Open Space Maint	1.07
Insurance	0.73
Directors Fees	0.59
Other	2.40
Total	\$971,423.75





Page intentionally left blank

Perry Park Metropolitan District

Payment Request

1/8/2026

General Fund				
Company	Invoice	Date	Amount	Comments
Darren Hill	010826DH	1/8/2026	\$ 92.35	Monthly
Bonnie Schwam	010826BS	1/8/2026	\$ 92.35	Monthly
Carsten Baumann	010826CB	1/8/2026	\$ 92.35	Monthly
Kirk Mulbach	010826KM	1/8/2026	\$ 92.35	Monthly
Keith Worley	010826KW	1/8/2026	\$ 92.35	Monthly
CORE Electric #26885500	121825	12/18/2025	\$ -	Credit Balance (\$271.94)
CORE Electric #22345800 (Sign Pump)	121825	12/18/2025	\$ 22.21	Auto-Pay
Larkspur Outdoor Maintenance	3071	12/11/2025	\$ 495.00	Entry Monuments
Larkspur Outdoor Maintenance	3072	12/11/2025	\$ 137.50	Whorley's Grove
Larkspur Outdoor Maintenance	3073	12/11/2025	\$ 218.75	Wauconda Park
Larkspur Outdoor Maintenance	3074	12/11/2025	\$ 113.75	Gilloon Pond
Larkspur Outdoor Maintenance	3075	12/11/2025	\$ 275.00	Entry Monuments
Larkspur Outdoor Maintenance	3076	12/11/2025	\$ 127.50	Whorley's Grove
Larkspur Outdoor Maintenance	3077	12/11/2025	\$ 80.00	Gilloon Pond
Larkspur Outdoor Maintenance	3078	12/11/2025	\$ 282.50	Wauconda Park
Parker Port-A-Potty, Inc.	1127549	12/29/2025	\$ 160.00	Monthly
Pet Scoop	668103	12/31/2025	\$ 119.50	Pet Station Maintenance
WSDM Managers	1222	12/31/2025	\$ 3,424.90	Monthly
Total:			\$ 5,918.36	

First Bank Checking Balance	37,720.10
Less this month's payables	(5,918.36)
Bank Balance after payables	31,801.74

_____, President