



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

Thursday, February 12, 2026 – 6:00 PM

Perry Park Country Club
7047 Perry Park Boulevard
Larkspur, CO 80118

-AND-

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
Carsten Baumann	Treasurer	May 2029
Keith A. Worley	Secretary	May 2029
Bonnie Schwam	Assistant Secretary/Treasurer	May 2027

1) Administrative Matters

- A. Call to Order & Declaration of Quorum
- B. Director Qualifications and Disclosures
- C. Review and Approval of the Agenda
- D. Consider Approval of Regular Meeting Minutes from January 8, 2026 (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:
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
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of January 31, 2026, Unaudited Financial Statements (enclosure)
- B. Review and approve Payables through February 12, 2026 (enclosure)

7) Management Matters

8) Legal Matters

- A. Review and consider adoption of the Resolution of the Perry Park Metropolitan District Encouraging Residents to Follow International Dark-Sky Recommendations (under separate cover)

9) New Business

- A. Spring Canyon LID Grading Request (under separate cover)
- B. CDOT Educational Campaign Request – Discussion with Collin Renfro, CDOT Representative

10) Old Business

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

11) Adjournment

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



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD JANUARY 8, 2026
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 January 8, 2026, at 6:00 p.m. via Microsoft Teams tele/videoconference.

Attendance:

In attendance were Directors:

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

Also, in attendance were: all virtual

Beth Diana	WSDM Managers
Aaron Mathewson	Resident
Neal Simpkins	Resident
Jennifer Kaufman	Resident
Layne Vinton	Resident
Janet Humphries	Resident

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. Director Schwam stated that she had no conflicts of interest.

C. Review and Approval of the Agenda

After review, President Worley moved to approve the agenda as presented; seconded by Director Baumann. Motion passed unanimously.

D. Appointment of Officers

Director Worley moved to appoint Darren Hill as President; seconded by Director Schwam. Motion passed unanimously. Director Worley moved to appoint Kirk Mulbach as Vice President; seconded by President Hill. Motion passed unanimously. President Hill moved to appoint Keith Worley as Secretary; seconded by Director Baumann. Motion passed unanimously. Director Worley moved to appoint Carsten Baumann as Treasurer; seconded by Director Schwam. Motion passed unanimously. Director Worley moved to appoint Bonnie Schwam as Assistant Secretary/Assistant Treasurer; seconded by President Hill. Motion passed unanimously.

E. Consider approval of Regular Board Meeting Minutes from December 11, 2025

After review, President Hill moved to approve the December 11, 2025, Regular Board Meeting Minutes as presented; seconded by Director Worley. Motion passed unanimously.

2. Correspondence

Director Baumann reported receiving a land use application notification from Douglas County. The Board discussed whether to respond and determined that no response was needed.

3. Public Comment

A Resident inquired about light ordinances and future development. President Hill and Director Worley stated that lighting is under Douglas County's authority. The Board discussed options. President Hill noted the District has no control but could adopt a resolution. The Board stated they could review or renew a prior resolution.

4. Director's Items/Comments

President Hill thanked Director Schwam for joining the Board. Director Worley reported that warning signs were posted at Gateway Park. Director Baumann suggested providing a token of appreciation for Director Brickweg, and the Board discussed options. Ms. Diana stated she would confirm if there is a dollar limit. Director Schwam noted that holiday lights need to be removed and requested notifying the community for volunteer assistance.

5. Committee Reports

A. Firewise Committee

Director Worley reported meeting with the Division Chief and Fire Marshal at the Firewise Committee meeting to resolve issues regarding the slash pile burn, and stated that Randy Johnson would be working on next steps. Director Worley requested Ms. Diana obtain the air permit as soon as possible. Director Worley noted the monitoring of pine beetle activity. Ms.

Diana notified the Board of the expiring Safety and Loss Prevention Grant funds available through the Colorado Special Districts Property and Liability Pool.

(1) FRWRM Grant

Director Worley reported that fire mitigation efforts are progressing well, with Randy Johnson engaging larger landowners and adjacent parcels for participation.

B. Parks and Open Space Committee

(1) Entryway Subcommittee

Director Mulbach reported that he prepared an RFP for architectural and engineering survey services. The Board discussed RFP limits and publication requirements. President Hill noted that the previously approved underground water line expense requires new approval since funds were not spent and must fit within the current budget.

(2) Gilloon Pond Subcommittee

Director Baumann reported receiving the revised GEI proposal for professional engineering services, noting that it includes an evaporation analysis. President Hill asked whether the cost could be eligible under the Conservation Trust Fund. Ms. Diana stated she would research it. The Board discussed budget considerations. Director Baumann moved to approve the GEI proposal. The motion failed for lack of a second. Director Schwam inquired about the availability of grant funding. Director Worley explained his reasons for opposing moving forward at this time.

(a) Tree Removal

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

(3) Benches

Layne Vinton, resident, stated that due to the holidays, the bench delivery has been delayed.

(4) Little Library

Director Schwam asked about the plan for the Little Library. Director Mulbach stated that the Committee intends to make the design cohesive with other community design elements.

(5) Wauconda Park

Director Mulbach reported that a revised proposal is being obtained to perform the work, noting that the vendor does not require a down payment. Director Worley asked if the proposal included retaining wall repairs. Director Mulbach clarified that a separate proposal would be prepared for the repair of the shelter's roof and retaining wall.

(6) Bio Controls for Noxious Weeds

No items to discuss.

(7) Pond Signage

Director Worley stated that the signage had been installed.

C. Events and Activities Committee

President Hill noted that holiday light removal will be scheduled soon and that volunteers would be needed. He stated that the next committee meeting is likely in February. President Hill reported a 15% cost increase from the fireworks vendor, and that a formal proposal has not yet been received.

6. Financial Matters

A. Review and consider acceptance of December 31, 2025, Unaudited Financial Statements

Ms. Diana presented the unaudited financials. After discussion, Director Worley moved to approve the unaudited financial statements as presented; seconded by Director Schwam. Motion passed unanimously.

B. Review and consider approval of Payables through January 8, 2026

Ms. Diana presented the payables for the period. Director Baumann inquired about the checking account balance on the payables cover sheet and the balance sheet. Ms. Diana addressed. Director Mulbach asked about the CORE Electric credit. Ms. Diana addressed. Director Schwam questioned the timeliness of Larkspur Outdoor Maintenance invoicing. Director Mulbach addressed. Director Worley moved to approve the payables as amended to correct his name; seconded by Director Schwam. Motion passed unanimously.

7. Management Matters

No items to discuss.

8. Legal Matters

A. Review and Consider Adoption of 2026 Resolution Designating Location to Post Notice

After discussion, Director Worley moved to approve the resolution; seconded by President Hill. Motion passed unanimously.

9. New Business

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

Director Worley reported difficulty locating title commitments for certain District-owned parcels. Director Schwam stated she would discuss options with the title company and report back to Director Worley.

10. Old Business

A. Fire Pond

Director Worley and Randy Johnson developed a design document to include in the RFP.

11. Adjournment:

President Hill moved to adjourn the meeting at 7:27 p.m.; seconded by Director Worley. Motion passed unanimously.

- a. Next Regular Meeting scheduled: February 12, 2026, at 6 p.m. If the Country Club is unavailable, this meeting will be virtual only.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 8, 2026, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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Perry Park Metropolitan District

Balance Sheet

As of January 31, 2026

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	19,081.72
Colo Trust Conservation - 2321	78,276.07
Colo Trust Reserve - 8001	1,006,511.35
Total Checking/Savings	1,103,869.14
Total Current Assets	1,103,869.14
TOTAL ASSETS	1,103,869.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	11,964.72
Total Accounts Payable	11,964.72
Other Current Liabilities	
Community Fund Balance	4,418.40
Payroll Liabilities	76.50
Reserve For Tract K Maintenance	30,000.00
Total Other Current Liabilities	34,494.90
Total Current Liabilities	46,459.62
Total Liabilities	46,459.62
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	238,707.02
Net Income	-13,445.37
Total Equity	1,057,409.52
TOTAL LIABILITIES & EQUITY	1,103,869.14

Perry Park Metropolitan District
Profit & Loss Budget vs. Actual
January 2026

General Fund

	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Conservation Trust Fund	0.00	10,400.00	-10,400.00	0.0%
Property Taxes	105.19	253,698.00	-253,592.81	0.04%
Prior Year Property Taxes	101.59			
Specific Ownership Tax	1,664.38	17,759.00	-16,094.62	9.37%
Prior Year Interest	26.83			
Interest Income	3,518.27	20,000.00	-16,481.73	17.59%
Total Income	5,416.26	301,857.00	-296,440.74	1.79%
Expense				
Bank Fees	0.00	260.00	-260.00	0.0%
Contingency	103.02	20,000.00	-19,896.98	0.52%
Directors Fees	500.00	10,000.00	-9,500.00	5.0%
District Management	3,000.00	36,000.00	-33,000.00	8.33%
Dues & Subscriptions	0.00	1,500.00	-1,500.00	0.0%
Education	0.00	2,000.00	-2,000.00	0.0%
Election Expense	0.00	500.00	-500.00	0.0%
Fire Mitigation	0.00	50,000.00	-50,000.00	0.0%
Grant Writing	0.00	3,500.00	-3,500.00	0.0%
Information Technology	0.00	2,000.00	-2,000.00	0.0%
Insurance	6,355.00	7,204.00	-849.00	88.22%
Landscape & Open Space Maint	95.60	40,000.00	-39,904.40	0.24%
Legal	886.00	10,000.00	-9,114.00	8.86%
Payroll Taxes	38.25	600.00	-561.75	6.38%
Postage & Copies	34.37	1,500.00	-1,465.63	2.29%
Post Office Box Rental	0.00	100.00	-100.00	0.0%
Repairs & Maintenance	160.00			
Seasonal Activities	0.00	30,000.00	-30,000.00	0.0%
Slash Pick-Up and Burn				
Spring Canyon Lease	0.00	2,000.00	-2,000.00	0.0%
Mailer Postage	0.00	3,000.00	-3,000.00	0.0%
Slash Pick-Up and Burn - Other	688.75	55,000.00	-54,311.25	1.25%
Total Slash Pick-Up and Burn	688.75	60,000.00	-59,311.25	1.15%
Treasurer Collection Fee	1.74	3,805.00	-3,803.26	0.05%
Prior Year Treasurer Fee	1.92			
Utilities	23.78	2,000.00	-1,976.22	1.19%
Total Expense	11,888.43	280,969.00	-269,080.57	4.23%
Net Ordinary Income	-6,472.17	20,888.00	-27,360.17	-30.99%
Other Income/Expense				
Other Expense				
Other Expense				
Transfer to Project Fund	0.00	260.00	-260.00	0.0%
Transfer to Reserve Fund	0.00	19,100.00	-19,100.00	0.0%
Total Other Expense	0.00	19,360.00	-19,360.00	0.0%
Total Other Expense	0.00	19,360.00	-19,360.00	0.0%
Net Other Income	0.00	-19,360.00	19,360.00	0.0%
Net Income	-6,472.17	1,528.00	-8,000.17	-423.57%

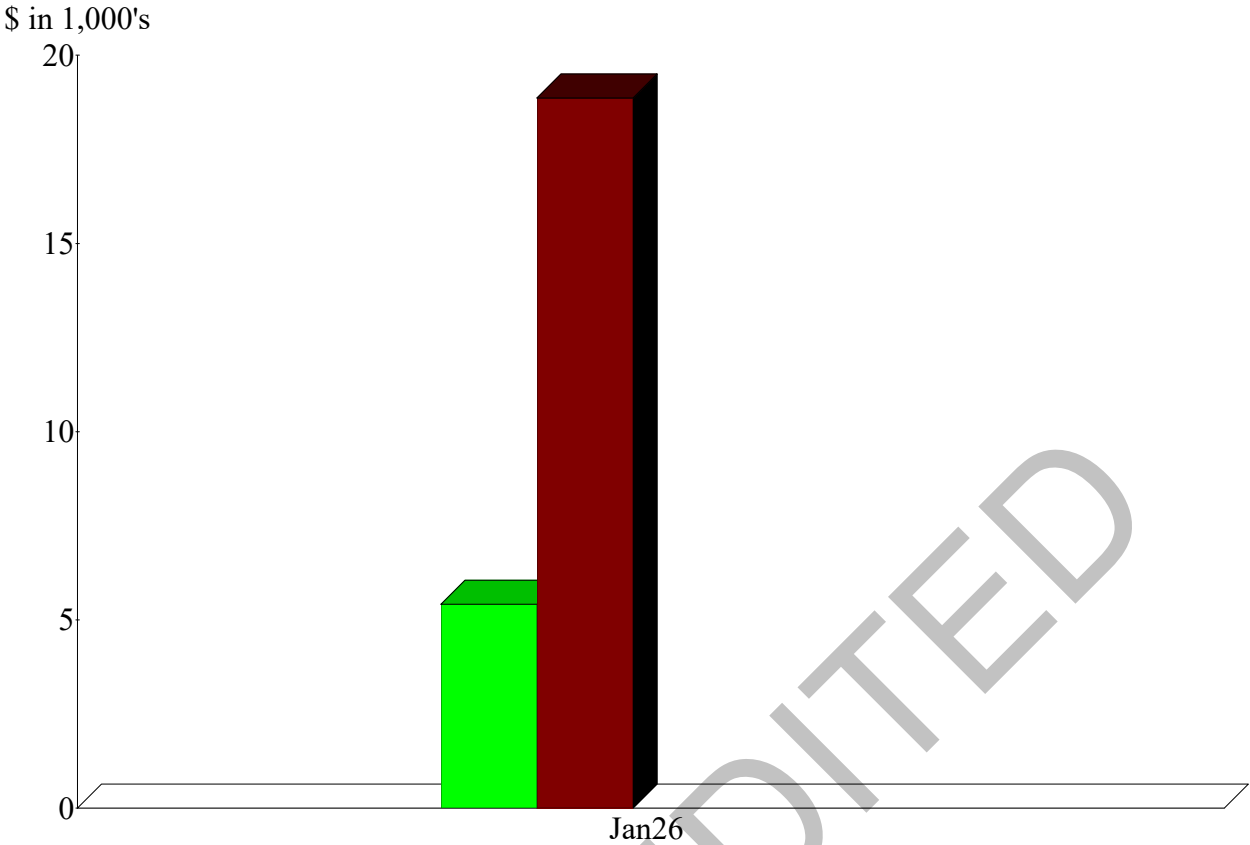
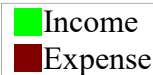
Perry Park Metropolitan District Profit & Loss Budget vs. Actual

January 2026

Project Fund

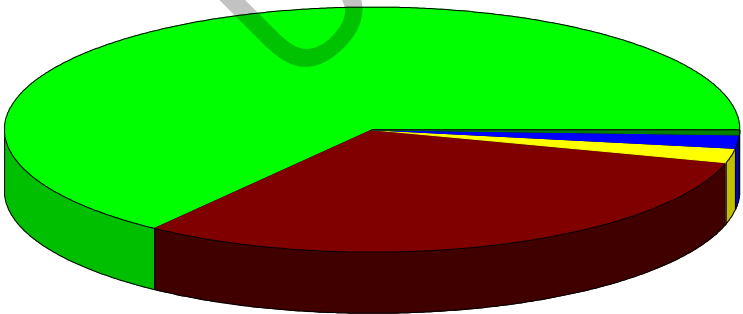
	Jan 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Donations-Income	0.00	20,000.00	-20,000.00	0.0%
Grant Income	0.00	271,000.00	-271,000.00	0.0%
Total Income	0.00	291,000.00	-291,000.00	0.0%
Expense				
Address Marker Program	0.00	20,000.00	-20,000.00	0.0%
Entry Way Improvements	0.00	350,000.00	-350,000.00	0.0%
Fire Mitigation	0.00	162,000.00	-162,000.00	0.0%
FRWRM Grant Operations	0.00	20,000.00	-20,000.00	0.0%
Pond Reclamation and Renewal				
Gilloon Pond	0.00	150,000.00	-150,000.00	0.0%
Total Pond Reclamation and Renewal	0.00	150,000.00	-150,000.00	0.0%
Tract K Trail Realignment	0.00	30,000.00	-30,000.00	0.0%
Wauconda Park	6,973.20	32,500.00	-25,526.80	21.46%
Total Expense	6,973.20	764,500.00	-757,526.80	0.91%
Net Ordinary Income	-6,973.20	-473,500.00	466,526.80	1.47%
Other Income/Expense				
Other Income				
Other Income				
Transfer from General Fund	0.00	260.00	-260.00	0.0%
Total Other Income	0.00	260.00	-260.00	0.0%
Total Other Income	0.00	260.00	-260.00	0.0%
Net Other Income	0.00	260.00	-260.00	0.0%
Net Income	-6,973.20	-473,240.00	466,266.80	1.47%

Income and Expense by Month
January 2026



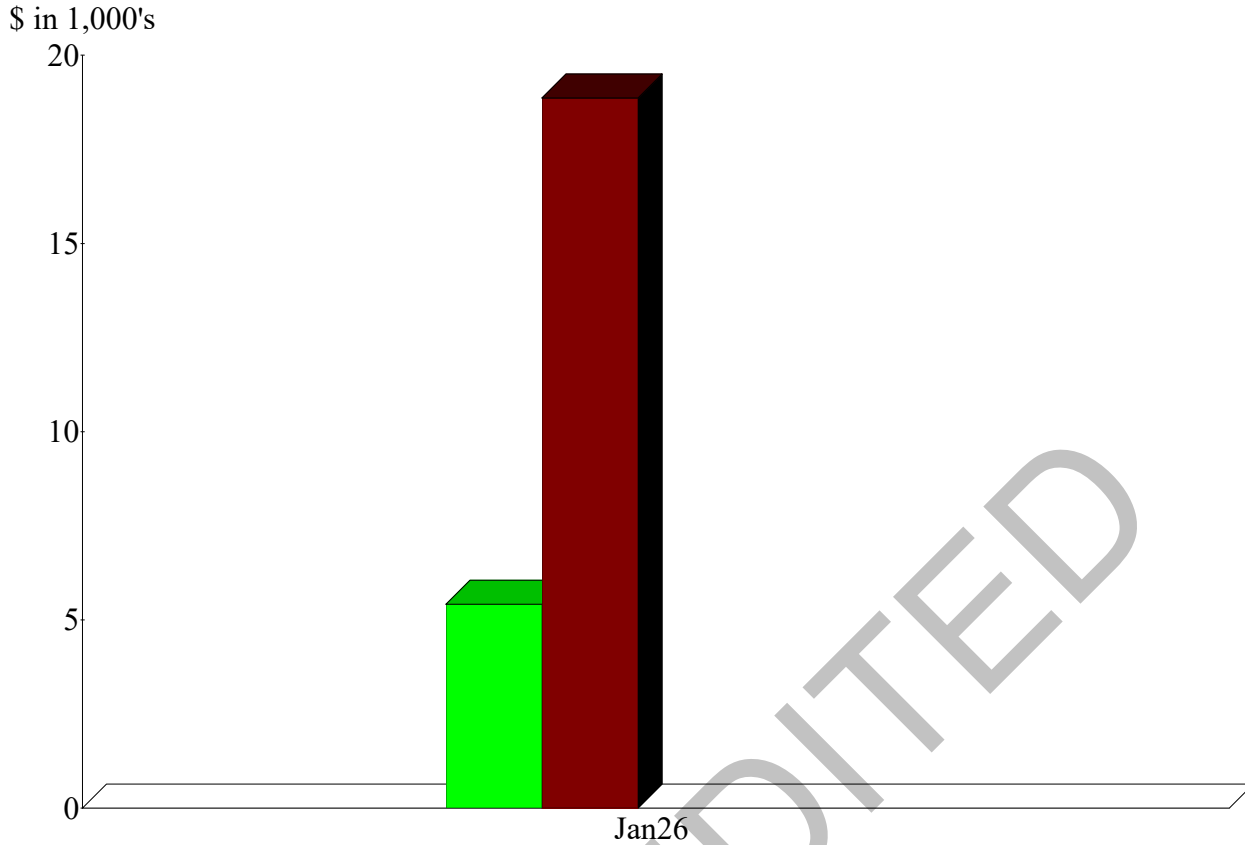
Income Summary
January 2026

Interest Income	64.96%
Specific Ownership Tax	30.73
Property Taxes	1.94
Prior Year Property Taxes	1.88
Prior Year Interest	0.50
Total	\$5,416.26



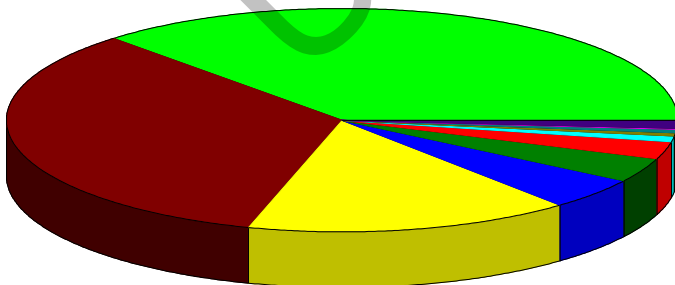
Income and Expense by Month January 2026

Income
Expense



Expense Summary January 2026

Wauconda Park	36.97%
Insurance	33.69
District Management	15.91
Legal	4.70
Slash Pick-Up and Burn	3.65
Directors Fees	2.65
Repairs & Maintenance	0.85
Contingency	0.55
Landscape & Open Space Maint	0.51
Payroll Taxes	0.20
Other	0.33
Total	\$18,861.63





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Perry Park Metropolitan District

Payment Request

2/12/2026

General Fund				
Company	Invoice	Date	Amount	Comments
Darren Hill	021226DH	2/12/2026	\$ 92.35	Monthly
Bonnie Schwam	021226BS	2/12/2026	\$ 92.35	Monthly
Carsten Baumann	021226CB	2/12/2026	\$ 92.35	Monthly
Kirk Mulbach	021226KM	2/12/2026	\$ 92.35	Monthly
Keith Worley	021226KW	2/12/2026	\$ 92.35	Monthly
Collins Cole Winn Ulmer	8507	1/18/2026	\$ 886.00	
CORE Electric #26885500	012226	1/22/2026	\$ -	Credit Balance (\$228.70)
CORE Electric #22345800 (Sign Pump)	012226	1/22/2026	\$ 23.78	Auto-Pay
Fischer Enterprises, Inc.	15474	1/14/2026	\$ 688.75	
Parker Port-A-Potty, Inc.	1127802	1/26/2026	\$ 160.00	Monthly
Pet Scoop	673806	1/31/2026	\$ 95.60	Pet Station Maintenance
Rocky Mountain Playground Services	1678	1/22/2026	\$ 6,973.20	Wauconda Park
WSDM Managers	1288	1/31/2026	\$ 3,137.39	Monthly
Total:			\$ 12,426.47	

First Bank Checking Balance	19,057.94	as of 2/5/2026
Less this month's payables	(12,426.47)	
Bank Balance after payables	6,631.47	

_____, President