



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

Thursday, April 10, 2025 – 6:00 PM

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

-AND-

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

<https://video.cloudoffice.avaya.com/join/732402898>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 732-402-898

Board of Director	Title	Term
Darren Hill	President	May 2027
Joseph Brickweg	Vice President	May 2027
Jill Arthurs	Treasurer	May 2025
Steven Ostrowski	Secretary	May 2025
Christian M. Warren	Assistant Secretary	May 2025

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 March 13, 2025 (enclosed)

2) Correspondence

3) Public Comment

The Board and District staff truly value the public’s input. Please respect the following when making formal comments to the Board of Directors:

- A. 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. Entry Committee – Director Arthurs
- B. Firewise Committee – Director Brickweg
- C. Parks and Open Space Committee – Director Ostrowski
- D. Communications Committee – Director Ostrowski
- E. Events and Activities Committee – President Hill

6) Financial Matters

- A. Review and consider acceptance of March 31, 2025, Unaudited Financial Statements (enclosed)
- B. Review and approve through April 10, 2025 Payables (under separate cover)

7) Management Matters

8) Legal Matters

- A. Tract K memo presented by attorney Douglas Stallworthy (under separate cover)

9) New Business

- A. Damage to fence along Hwy 105

10) Old Business

- A. Tract K
- B. Benches

11) Adjournment

- The next regularly scheduled meeting is May 8, 2025, at 6:00 pm



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**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,

By: Recording Secretary



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Perry Park Metropolitan District

Balance Sheet

04/04/25

As of March 31, 2025

Accrual Basis

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	102,757.60
Colo Trust General - 2320	11,154.26
Colo Trust Conservation - 2321	66,981.09
Colo Trust Reserve - 8001	906,059.41
Total Checking/Savings	1,086,952.36
Other Current Assets	
Prepaid Expense	5,720.00
Total Other Current Assets	5,720.00
Total Current Assets	1,092,672.36
TOTAL ASSETS	1,092,672.36
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,471.90
Total Accounts Payable	5,471.90
Other Current Liabilities	
Payroll Liabilities	183.60
Total Other Current Liabilities	183.60
Total Current Liabilities	5,655.50
Total Liabilities	5,655.50
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	170,996.66
Net Income	83,872.33
Total Equity	1,087,016.86
TOTAL LIABILITIES & EQUITY	1,092,672.36

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

	General Fund		TOTAL		
	Mar 25	Jan - Mar 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Conservation Trust Fund	2,964.66	2,964.66	12,000.00	-9,035.34	24.71%
Abatements & Ommitted	-142.36	-142.36			
Property Taxes	87,598.16	94,162.07	258,881.00	-164,718.93	36.37%
Specific Ownership Tax	1,684.51	3,383.59	18,122.00	-14,738.41	18.67%
Interest Income	40.16	116.52	20,000.00	-19,883.48	0.58%
Total Income	<u>92,145.13</u>	<u>100,484.48</u>	<u>309,003.00</u>	<u>-208,518.52</u>	<u>32.52%</u>
Expense					
Bank Fees	4.00	12.00	50.00	-38.00	24.0%
Contingency	0.00	0.00	20,000.00	-20,000.00	0.0%
Directors Fees	400.00	1,200.00	10,000.00	-8,800.00	12.0%
District Management	3,515.00	9,515.00	36,000.00	-26,485.00	26.43%
Dues & Subscriptions	0.00	1,044.35	1,500.00	-455.65	69.62%
Education	0.00	0.00	4,000.00	-4,000.00	0.0%
Election Expense	985.62	1,500.58	10,000.00	-8,499.42	15.01%
Engineering - Water Consultant	0.00	484.00			
Grant Writing	0.00	0.00	3,500.00	-3,500.00	0.0%
Information Technology	0.00	0.00	3,000.00	-3,000.00	0.0%
Insurance	0.00	0.00	6,200.00	-6,200.00	0.0%
Landscape & Open Space Maint	0.00	0.00	16,500.00	-16,500.00	0.0%
Lease/Purchased Water Replacem	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	0.00	3,754.00	15,000.00	-11,246.00	25.03%
Miscellaneous	68.50	68.50			
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	30.60	91.80	600.00	-508.20	15.3%
Postage & Copies	0.00	0.00	100.00	-100.00	0.0%
Post Office Box Rental	74.00	74.00			
Repairs & Maintenance	160.00	480.00	6,500.00	-6,020.00	7.39%
Seasonal Activities	0.00	0.00	2,000.00	-2,000.00	0.0%
Slash Pick-Up and Burn					
Spring Canyon Lease	0.00	0.00	1,200.00	-1,200.00	0.0%
Mailer Postage	668.78	668.78	2,000.00	-1,331.22	33.44%
Slash Pick-Up and Burn - Other	0.00	2,565.57	50,000.00	-47,434.43	5.13%
Total Slash Pick-Up and Burn	<u>668.78</u>	<u>3,234.35</u>	<u>53,200.00</u>	<u>-49,965.65</u>	<u>6.08%</u>
Treasurer Collection Fee - O&M	1,311.86	1,410.32	3,883.00	-2,472.68	36.32%
Utilities	18.85	66.79	2,000.00	-1,933.21	3.34%
Weed & Pest Controll	1,000.00	1,000.00	7,000.00	-6,000.00	14.29%
Total Expense	<u>8,237.21</u>	<u>23,935.69</u>	<u>203,533.00</u>	<u>-179,597.31</u>	<u>11.76%</u>
Net Ordinary Income	<u>83,907.92</u>	<u>76,548.79</u>	<u>105,470.00</u>	<u>-28,921.21</u>	<u>72.58%</u>
Other Expense					
Transfer to Project Fund	0.00	0.00	388,240.00	-388,240.00	0.0%
Transfer to Reserve Fund	0.00	0.00	316,939.00	-316,939.00	0.0%
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>705,179.00</u>	<u>-705,179.00</u>	<u>0.0%</u>
Net Income	<u><u>83,907.92</u></u>	<u><u>76,548.79</u></u>	<u><u>-599,709.00</u></u>	<u><u>676,257.79</u></u>	<u><u>-12.76%</u></u>

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

Project Fund

TOTAL

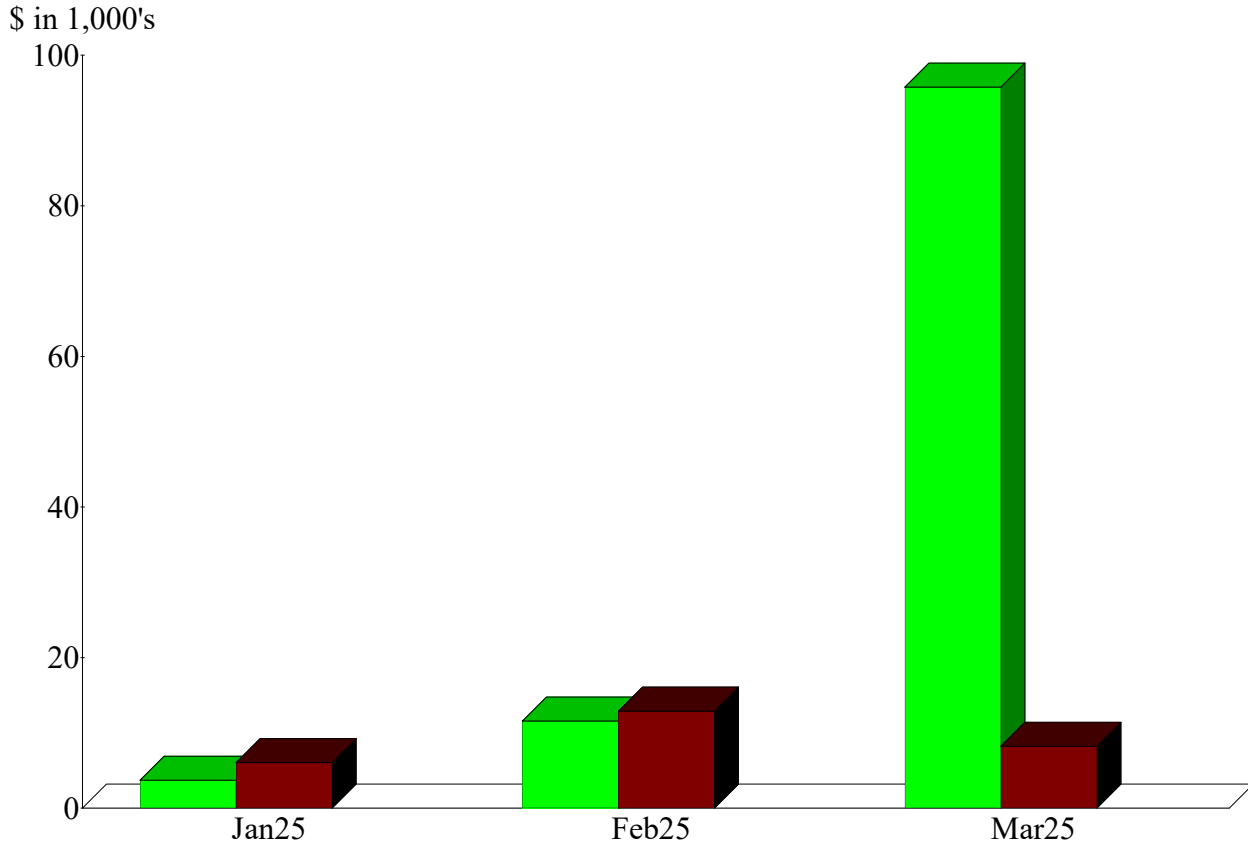
	<u>Mar 25</u>	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Donations-Income	0.00	0.00	30,000.00	-30,000.00	0.0%
Grant Income	0.00	0.00	170,000.00	-170,000.00	0.0%
Interest Income	237.53	675.78			
Total Income	<u>237.53</u>	<u>675.78</u>	<u>200,000.00</u>	<u>-199,324.22</u>	<u>0.34%</u>
Expense					
Entry Way Improvements	0.00	3,268.30			
Fire Mitigation	0.00	0.00	279,000.00	-279,000.00	0.0%
Tract K Trail Realignment	0.00	0.00	30,000.00	-30,000.00	0.0%
Wauconda Park	0.00	0.00	200,000.00	-200,000.00	0.0%
Total Expense	<u>0.00</u>	<u>3,268.30</u>	<u>509,000.00</u>	<u>-505,731.70</u>	<u>0.64%</u>
Net Ordinary Income	237.53	-2,592.52	-309,000.00	306,407.48	0.84%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	0.00	388,240.00	-388,240.00	0.0%
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>388,240.00</u>	<u>-388,240.00</u>	<u>0.0%</u>
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>388,240.00</u>	<u>-388,240.00</u>	<u>0.0%</u>
Net Other Income	0.00	0.00	388,240.00	-388,240.00	0.0%
Net Income	<u><u>237.53</u></u>	<u><u>-2,592.52</u></u>	<u><u>79,240.00</u></u>	<u><u>-81,832.52</u></u>	<u><u>-3.27%</u></u>

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

Reserve Fund

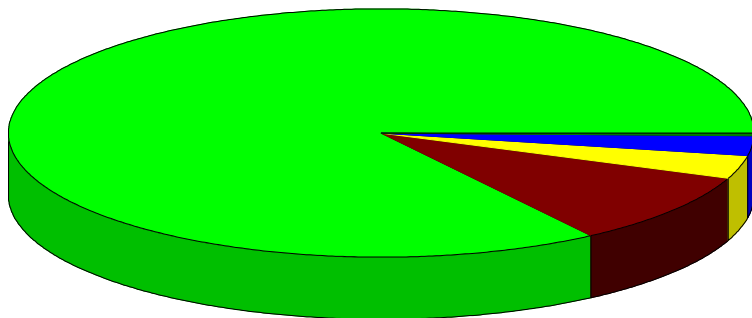
	TOTAL				
	<u>Mar 25</u>	<u>Jan - Mar 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Interest Income	3,379.62	9,916.06			
Total Income	<u>3,379.62</u>	<u>9,916.06</u>			
Net Ordinary Income	3,379.62	9,916.06			
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	0.00	316,939.00	-316,939.00	0.0%
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>316,939.00</u>	<u>-316,939.00</u>	<u>0.0%</u>
Total Other Income	0.00	0.00	316,939.00	-316,939.00	0.0%
Net Other Income	0.00	0.00	316,939.00	-316,939.00	0.0%
Net Income	<u><u>3,379.62</u></u>	<u><u>9,916.06</u></u>	<u><u>316,939.00</u></u>	<u><u>-307,022.94</u></u>	<u><u>3.13%</u></u>

Income and Expense by Month
January through March 2025



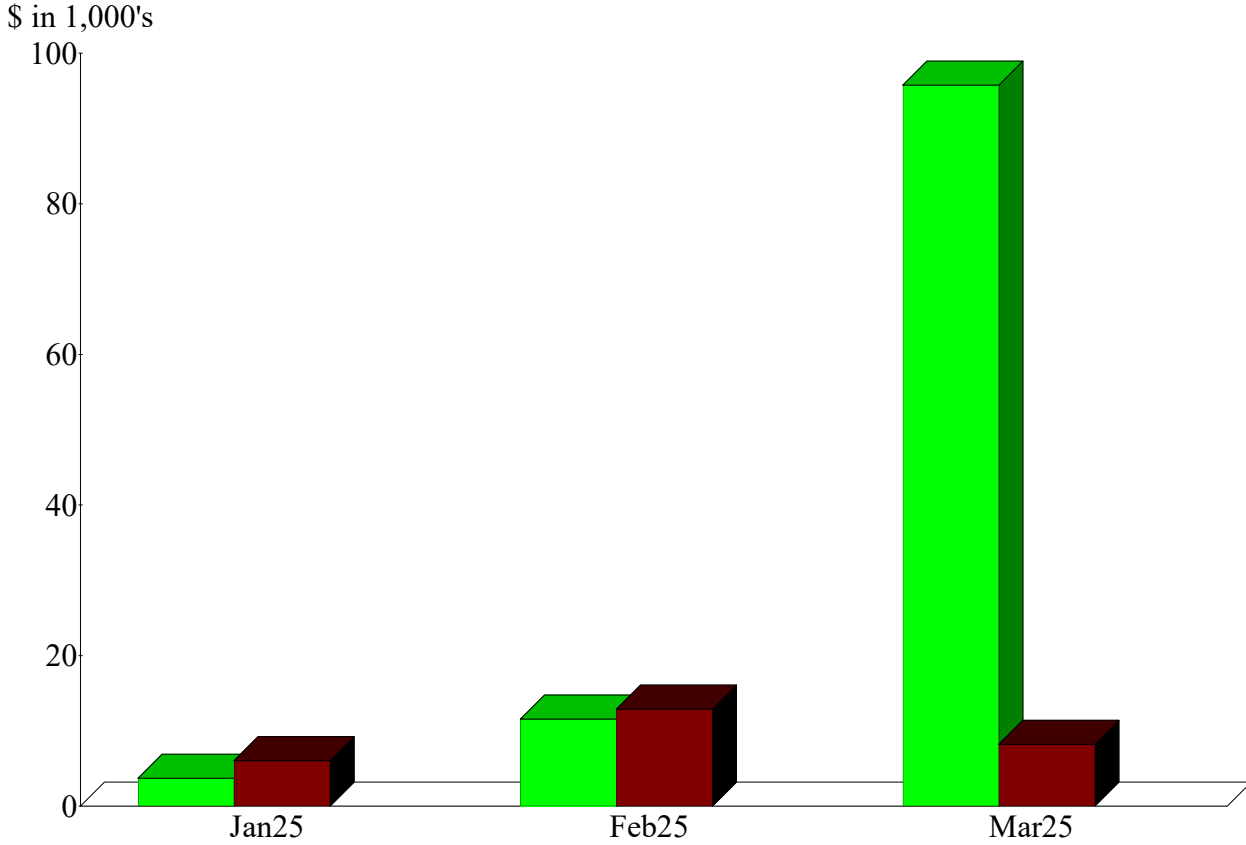
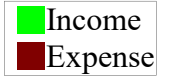
Income Summary
January through March 2025

Property Taxes	84.66%
Interest Income	9.63
Specific Ownership Tax	3.04
Conservation Trust Fund	2.67
Abatements & Ommitted	\$-142.36
Sub-Total	\$111,076.32



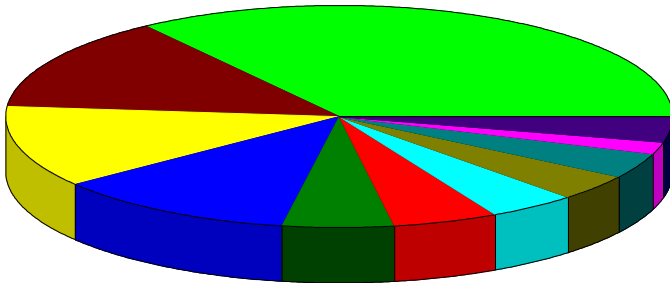
By Account

Income and Expense by Month
January through March 2025



Expense Summary
January through March 2025

District Management	34.98%
Legal	13.80
Entry Way Improvements	12.01
Slash Pick-Up and Burn	11.89
Election Expense	5.52
Treasurer Collection Fee - O&M	5.18
Directors Fees	4.41
Dues & Subscriptions	3.84
Weed & Pest Controll	3.68
Engineering - Water Consultant	1.78
Other	2.92
Total	\$27,203.99



By Account



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Perry Park Metropolitan District

PAYMENT REQUEST

4/10/2025

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Darren Hill	041025DH	4/10/2025	\$ 92.35	
Joseph Brickweg	041025JB	4/10/2025	\$ 92.35	
Joe Brickweg	3202025	3/20/2025	\$ 74.00	Reimbursement for PO Box payment
Joe Brickweg	3292025	3/29/2025	\$ 68.50	Reimbursement for coffee at the March 29 Firewise Event
Steven Ostrowski	041025SO	4/10/2025	\$ 92.35	
Christian M Warren	041025CW	4/10/2025	\$ 92.35	
Jill Arthurs	041025JA	4/10/2025	\$ 92.35	
Colorado Community Media	132413	3/21/2025	\$ 36.12	Notice of Election Cancellation in DC News Press
Colorado Department of Agriculture	250007	3/17/2025	\$ 1,000.00	Palisade Insectary (paid per 3/13/25 Board approval)
Parker Port-A-Potty, Inc.	124040	3/24/2025	\$ 160.00	Monthly
Tri-Lakes Printing	A-98617	3/27/2025	\$ 668.78	Postcards Slash Mailer
WSDM District Managers	730	3/31/2025	\$ 4,464.50	Monthly
TOTAL			\$ 6,933.65	

_____, President

First Bank Checking Balance	\$ 102,757.60
Less this month's payables	\$ (6,933.65)
Bank Balance after payables	\$ 95,823.95