



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

Thursday, June 12, 2025 – 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](#)

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
Joseph Brickweg	Treasurer	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. Consider Approval of Regular Meeting Minutes from May 8, 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:
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

- A. Alternative Meeting Dates due to Larkspur Fire Protection District Board of Director's Meeting Conflict

5) Committee Reports

- A. Firewise Committee – Director Brickweg, Chair; Director Worley, Vice Chair
- B. Parks and Open Space Committee – Director Mulbach, Chair; Director Worley, Vice Chair
 - (1) Entryway Subcommittee
 - (2) Review and consider approval of playground inspection proposals (under separate cover)
 - (3) Update on Bio-Weed Control Program
 - (4) Pet waste at Wauconda Park
 - (5) Benches
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair
 - (1) Review and consider approval of Parker Port-a-Potty proposal for Independence Day parade (under separate cover)
 - (2) Review and consider approval of All Seasons Rent All grill quote for Independence Day Parade (under separate cover)

6) Financial Matters

- A. Review and consider acceptance of May 31, 2025, Unaudited Financial Statements (under separate cover)
- B. Review and approve Payables through June 12, 2025 (under separate cover)

7) Management Matters

8) Legal Matters

None

9) New Business

None

10) Old Business

- A. Tract K

11) Adjournment

- The next regularly scheduled meeting is July 10, 2025, at 6:00 pm



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD MAY 8, 2025
AT 6:00 PM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Perry Park Metropolitan District was held on May 8, 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
Joseph Brickweg	Vice President
Carsten Baumann	Secretary
Keith A. Worley	Director
Kirk H. Mulbach	Director

Also in attendance were:

Beth Diana	WSDM District Managers
Rebecca Harris	WSDM District Managers
Danielle Daigle-Chavez	WSDM District Managers
Randy Johnson	Resident
Lisa VanAntwerp	Resident
Lane Vinton	Resident
Ed Chambers	Larkspur Fire Protection District
Wayne Moore	Larkspur Fire Protection District
Jim Godley	Larkspur Fire Protection District
Barb Martin Worley	Resident
Elaine Petro	Resident

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:20 PM 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 quorum or otherwise enable the Board to act.

C. Appointment of Officers

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

D. Review and Approval of the Agenda

Director Brickweg moved to approve the agenda as presented; seconded by Director Mulbach. Motion passed unanimously.

E. Consider approval of April 10, 2025 Regular Board Meeting Minutes

After review, Director Worley moved to approve the April 10, 2025 Regular Board Meeting Minutes as presented; seconded by Director Brickweg. Motion passed unanimously.

2. Correspondence

Director Brickweg notified the Board that he received requests to install no solicitation signs at the community entrance. President Hill requested that the Parks and Open Space Committee consider the request. A resident advised that signage from the sheriff's department is available.

3. Public Comment

A. Larkspur Fire Protection District – 5-Year Strategic Plan Community Discussion – Wayne Moore

Mr. Moore requested the Board's input during the Larkspur Fire Protection District's (LFPD) 5-year strategic planning process. Mr. Moore requested that members of the Board and the LFPD Board meet to discuss changing their respective meetings, as both occur on the same night. President Hill stated that the Board Members and the District's management company would be surveyed. Director Brickweg inquired about the Country Club's pond becoming a fire suppression pond. Mr. Moore addressed. Discussion was had about the depth of the pond. Director Worley inquired about a Wildfire Community Protection Plan. Mr. Moore addressed.

B. Public Comment

Lane Vinton, resident, inquired about installing a bench at Gateway Pond. Director Brickweg addressed. Ms. Lane inquired about the quantity of benches. Director Brickweg addressed. A resident inquired about the District acquiring Tract K and requested that the Board perform fire mitigation. Director Worley discussed the mitigation plans. A resident informed the Board of dead pine trees on the Big D. Randy Johnson, resident, and Director Worley addressed.

4. Director's Items/Comments

Director Worley thanked Director Mulbach and Chris Warren for cleaning the shed. Director Baumann stated his priorities for the District.

5. Committee Reports

A. Committee Chair Appointments

Director Worley moved to appoint Joseph Brickweg as Firewise Committee Chair; seconded by President Hill. Motion passed unanimously. Director Worley moved to appoint Keith Worley as Vice Chair of the Firewise Committee; seconded by President Hill. Motion passed unanimously. President Hill moved to dissolve the Communications Committee and redistribute its duties and designate the Entryway Committee as a subcommittee of the Parks and Open Space Committee; seconded by Director Brickweg. Motion passed unanimously. Director Worley inquired about the responsibilities of the Communications Committee. Rebecca Harris, WSDM Managers, addressed. Directly Worley stated he would write the monthly newsletter article for the Sentinel. Director Brickweg moved to appoint Kirk Mulbach as Parks and Open Space Committee Chair; seconded by Director Baumann. Motion passed unanimously. Director Worley moved to appoint Keith Worley as Vice Chair of the Parks and Open Space Committee; seconded by Director Baumann. Motion passed unanimously. Director Brickweg moved to appoint Darren Hill as Chair of the Events and Activities Committee; seconded by Director Worley. Motion passed unanimously. Director Worley moved to appoint Carsten Baumann as Vice Chair of the Events and Activities Committee; seconded by Director Mulbach. Motion passed unanimously

B. Entry Committee

Reported under Parks and Open Space Committee.

C. Firewise Committee

Director Brickweg updated the Board about the committee meeting schedule.

(1) Review and discuss proposed FRWRM Grant Program for homeowners

Mr. Johnson presented the proposed FRWRM Program. Director Baumann requested clarification of the costs. Mr. Johnson addressed. Mr. Johnson discussed Tract K mitigation.

(2) Review and consider approval of Wildfire Mitigation Project Administrator Proposal

Director Brickweg requested a cap on Mr. Johnson's time per home. Mr. Johnson addressed. Director Worley informed the Board of his experience with a similar program and proposed a cap. Director Brickweg moved to hire Mr. Johnson at \$92 per hour to manage the FRWRM Grant Program and for Mr. Johnson to provide invoices on a monthly basis, subject to annual appropriation and review. President Hill seconded. Motion passed unanimously. Director Worley moved to request that WSDM email the first group of homeowners; seconded. Motion passed unanimously.

D. Parks and Open Space Committee

Director Mulbach updated the Board on the status of the entryway design and Wauconda Park. Director Worley requested a land survey. Director Mulbach addressed. A resident requested additional surveys. Director Worley addressed. Discussion was had about different

types of surveys. Director Brickweg requested an inspection of the playground. Director Baumann requested an evaluation of the utilization of the park to decide on the upgrades. Discussion was had about playground inspections. Randy Johnson, resident, recommended annual inspections. Director Worley requested an inspection. Director Brickweg requested WSDM obtain quotes for playground inspections. Resident inquired about service of the port-a-potties. The Board addressed. Director Mulbach updated the Board on the mowing and weed spraying schedule. Discussion was had about annual mowing. Director Brickweg suggested the Firewise Committee evaluate annual mowing. Director Worley updated the Board about the insect release. President Hill stated the Board received a resident request to mow cattails at Gillon Pond. President Hill stated, per the State, the District cannot make any improvements to the pond.

(1) Pet waste at Wauconda Park

President Hill informed the Board that the Board received a resident concern about pet waste in Wauconda Park. President Hill requested that the Parks and Open Space Committee evaluate the need for a pet station.

E. Communications Committee

No report.

F. Events and Activities Committee

(1) Review and consider approval of fireworks proposals

President Hill updated the Board on the July 4th parade and fireworks. President Hill reported that, due to budget constraints and limited vendor availability, the only feasible date for the fireworks show was July 3. Director Brickweg notified the Board that the Perry Park Country Club approved the July 3 fireworks show. President Hill submitted a grant request to Douglas County to support the event. Director Baumann inquired about the history and cost of the parade. President Hill and Director Brickweg addressed. Director Baumann requested the Board reserve July 4th with the vendor for next year's fireworks show. President Hill and Director Brickweg addressed. President Hill moved to approve the proposal from J&M Displays in the amount of \$19,500; seconded by Director Brickweg. Motion approved unanimously.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. Discussion was had about audits and audit exemptions. Ms. Harris addressed. Discussion was had about bank signature cards. Ms. Diana addressed. Ms. Diana notified the Board that the Perry Park Community Fund would need to reimburse the District for the \$500 fee to submit the 2023 tax return fee. Director Worley moved to approve the April 30, 2025 Unaudited Financials as presented; seconded by Director Brickweg. Motion passed unanimously.

B. Review and consider approval through April 10, 2025 Payables

Ms. Diana presented the Payables for the period. Director Brickweg requested to add the payment for the fireworks show to J&M Displays in the amount of \$19,500 to the payables for a revised total of \$29,468.67. Director Worley moved to approve the payables as amended; seconded by President Hill. Motion passed unanimously.

7. Management Matters

Ms. Diana and Ms. Harris notified the Board about the State's recently approved accessibility requirements and stated they would apply for a grant to cover a website audit. Ms. Diana and Ms. Harris informed the Board that all District-created content must be accessible, and that existing YouTube videos need to be remediated to meet accessibility standards. President Hill moved to remove the YouTube channel; seconded by Director Brickweg. Motion passed unanimously.

8. Legal Matters

None

9. New Business

None

10. Old Business

A. Damage to fence along Hwy 105

After discussion and review of the proposals, Director Brickweg moved to remove the fence along highway 105 with the removal to be completed by the community; seconded by Director Baumann. Motion passed unanimously.

B. Tract K

President Hill provided an update on the Tract K closing.

C. Benches

Director Brickweg requested this item be removed from the agenda and included under the Parks and Open Space Committee.

11. Adjournment:

President Hill moved to adjourn the meeting at 8:02 p.m.; seconded by Director Brickweg. Motion passed unanimously.

- a. Next Regular Meeting scheduled: June 12, 2025, at 6 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MAY 8, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board