



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

Thursday, August 14, 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 July 10, 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

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) Gilloon Pond Subcommittee
 - (3) Pet waste at Wauconda Park
 - (4) Benches
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of July 31, 2025, Unaudited Financial Statements (enclosed)
- B. Review and approve Payables through August 14, 2025 (enclosed)

7) Management Matters

8) Legal Matters

9) New Business

10) Old Business

11) Adjournment

- The next regularly scheduled meeting is September 11, 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 JULY 10, 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 July 10, 2025 at 6:00 p.m. at the Perry Park Country Club 17047 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 (virtual)
Rebecca Harris	WSDM District Managers
Danielle Daigle-Chavez	WSDM District Managers
Jake Miller	Resident (virtual)
Barb Martin-Worley	Resident
D Lefor	Resident
Beverly O'Donnell	Resident
Layne Vinton	Resident
Randy Johnson	Resident

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:12 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 quorum or otherwise enable the Board to act.

C. Review and Approval of the Agenda

Director Worley requested the addition of the junk dump under Old Business. Director Worley moved to approve the agenda as amended; seconded by Director Brickweg. Motion passed unanimously.

D. Consider approval of June 12, 2025 Regular Board Meeting Minutes

After review, Director Worley moved to approve the June 12, 2025 Regular Board Meeting Minutes as presented; seconded by Director Baumann. Motion passed unanimously.

2. Correspondence

Director Brickweg thanked Elizabeth Owens for her \$2,000 donation for the 4th of July parade and stated that the Douglas County recording fees are increasing. Director Baumann informed the Board that residents expressed positive feedback on social media regarding the 4th of July events.

3. Public Comment

No comments.

4. Director's Items/ Comments

E. Bannock Drive Local Improvement District (LID)

Director Baumann informed the Board about the LID in the back 40 of the District. Discussion was had about approval of the LID and the planned development. Director Worley notified the Board that the Larkspur Fire Protection District will be moving their regular meeting date and time to avoid conflict with the District's regular Board Meetings.

5. Committee Reports

A. Firewise Committee

Director Brickweg notified the Board they received no responses from the group of residents initially interested in the FRWRM Grant Program. Discussion was had about Randy Johnson's contract to manage the FRWRM Grant Program. President Hill requested an addendum to the existing Dove Creek contract, managed by Mr. Johnsons, to include program management for the resident program. Discussion was had about the dedicated fire mitigation email address and granting Mr. Johnson access to the grant program SharePoint file. District Management stated they would work on both items. Director Brickweg moved to allow the Firewise Committee to send postcards to all residents about the FRWRM Grant Program; seconded by President Hill. Motion passed unanimously. Discussion was had about private properties that pose a high fire danger. Director Worley stated he would present some options to the Board. Director Worley provided details about his meeting with the Fire Marshal and presented

potential options to meet the State's requirements for designating Gateway Pond as a fire suppression pond.

B. Parks and Open Space Committee

(1) Entry Way Subcommittee

Director Mulbach reviewed the entryway design plans with Douglas County. Discussion was had about the County's additional requirements, license agreement, and timeline for approval. Discussion was had about the status of the water tap.

(2) Pet waste at Wauconda Park

Director Mulbach stated he would obtain a cost estimate for a pet station and ask the resident volunteer to maintain it.

(3) Benches

Director Mulbach stated he met with the Douglas Land Conservancy (DLC), and they have no objection to three benches around the pond. Discussion was had about the design and installation of the benches. Director Baumann suggested alternative memorial options. Director Worley recommended consolidating all requested improvements into a single submission to DLC.

Director Worley notified the Board that the second bio-weed control insect release was completed.

Director Brickweg notified the Board that the slash pickup would be complete at the end of July and stated the next slash pickup would be in October.

C. Events and Activities Committee

President Hill notified the Board that the Independence Day activities were a success. He noted that after receiving grants and donations, the District's total expenses were approximately \$1,100. A resident recommended revising the parade route. Discussion was had about registrations and food stations. President Hill announced the plan to secure the fireworks show for July 3 next year, noting that holding the fireworks show on July 3 would result in substantial cost savings for the District. The Independence Day parade would continue to be held on July 4.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. Director Brickweg stated the Perry Park Community Fund (PPCF) was dissolved and all funds from the PPCF will be transferred to the District. After discussion, Director Brickweg moved to approve; seconded by Director Worley. Motion passed unanimously.

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

Ms. Diana presented the Payables for the period. Ms. Diana requested the payables be amended to include the Core Electric \$20.89 invoice, Core Electric \$17.98 invoice, and the CEGR Law \$495.00 invoice for an amended payables total of \$16,101.23. Director Worley

moved to approve as amended; seconded by Director Baumann. Motion passed unanimously.

7. Management Matters

Ms. Diana informed the Board that District Management received a Colorado Open Records Act (CORA) request. The Board discussed the potential removal of the sign-in sheet from Board-approved meeting minutes posted on the website. Following the discussion, the Board agreed to remove the sign-in sheet from future postings.

8. Legal Matters

Director Brickweg stated that the Perry Park Community Fund (PPCF) Board of Directors voted to dissolve the PPCF and transfer the funds to the District. The Board noted that donations to the District would be tax deductible.

9. New Business

A. Gilloon Pond

Director Baumann referenced several emails received from residents requesting restoration of Gilloon Pond. Discussion was had about the status of the pond's dam and the cost to remove it. President Hill suggested the Parks and Open Space Committee form a sub-committee to establish an action plan for the pond. Director Brickweg expressed concern about the District's involvement. Director Worley moved to appoint Director Baumann as chair of the Gilloon Pond Subcommittee; seconded by President Hill. Motion passed. Director Brickweg opposed.

Director Mulbach stated he was unable to use the tax-exempt certificate at a home improvement retailer. Ms. Diana and Ms. Harris addressed.

10. Old Business

A. Junk Dump

Director Worley will contact the contractor about dates and coordinate with District Management to notify the community.

Mr. Johnson, requested the Board approve mowing the Big D for fire mitigation. President Hill inquired if the mowing could be part of the FRWRM Grant. Director Worley and Mr. Johnson stated that it could be part of the grant. Director Worley moved to allow Dove Creak to mow 9 acres of the Big D with a cost not to exceed \$4,000; seconded by Director Brickweg. Motion passed unanimously.

11. Executive Session

Director Worley moved to enter into executive session at 7:46 p.m per C.R.S. Section 24-6-402(4)(b), for the purpose of receiving legal advice on specific legal questions related to ongoing water court litigation concerning Gateway Pond water rights; seconded by Director Brickweg. Motion passed unanimously.

Director Brickweg moved to exit executive session at 8:05 p.m per C.R.S. Section 24-6-402(4)(b), for the purpose of receiving legal advice on specific legal questions related to ongoing water court litigation concerning Gateway Pond water rights; seconded by President Hill. Motion passed unanimously.

Director Brickweg moved to authorize legal counsel to dismiss the water rights court case as long as no objections are received by the objection deadline; seconded by Director Baumann. Motion passed unanimously.

12. Adjournment:

Director Brickweg moved to adjourn the meeting at 8:07 p.m.; seconded by Director Worley. Motion passed unanimously.

- a. Next Regular Meeting scheduled: August 14, 2025, at 6 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 10, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

**CERTIFICATION CONCERNING RECORD OF EXECUTIVE SESSION HELD
DURING THE REGULAR MEETING OF THE PERRY PARK
METROPOLITAN DISTRICT ON JULY 10, 2025**

I hereby certify that it is my opinion that the discussion held during the executive session convened near the end of the regular meeting of the Board of Directors of Perry Park Metropolitan District held July 10, 2025, was properly noticed and constituted privileged attorney-client communication, and therefore no record or electronic recording was required to be kept for such executive session pursuant to Section 24-6-402, C.R.S. I further certify that I was in attendance by Zoom tele-video conference and participated in the discussions for the entire executive session commencing at 7:46 pm and adjourning at 8:05 pm. The privileged discussions during executive session concerned specific questions of legal counsel on the designation of Gateway Pond as a fire-suppression pond and the pending water court case for an storage in, and augmentation of, Gateway Pond and for the purpose of receiving legal advice regarding those topics, all in accordance with Section 24-6-402(4)(b), C.R.S.

Dated this 1st day of August, 2025.

By: _____



Evan D. Ela, Special Water Counsel
Perry Park Metropolitan District



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Perry Park Metropolitan District

Balance Sheet

As of July 31, 2025

	Jul 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	50,062.52
Colo Trust General - 2320	11,313.05
Colo Trust Conservation - 2321	70,741.88
Colo Trust Reserve - 8001	1,093,272.31
Total Checking/Savings	1,225,389.76
Accounts Receivable	
Accounts Receivable	20,000.00
Total Accounts Receivable	20,000.00
Total Current Assets	1,245,389.76
TOTAL ASSETS	1,245,389.76
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,577.74
Total Accounts Payable	5,577.74
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	40,072.64
Total Liabilities	40,072.64
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	201,222.59
Total Equity	1,205,317.12
TOTAL LIABILITIES & EQUITY	1,245,389.76

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

	General Fund				
	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Senior/Veteran/Personal Exempt	0.00	6,401.25			
Conservation Trust Fund	0.00	5,755.87	12,000.00	-6,244.13	47.97%
Abatements & Ommitted	0.00	-158.38			
Property Taxes	67,802.78	241,192.78	258,881.00	-17,688.22	93.17%
Specific Ownership Tax	1,696.87	9,868.02	18,122.00	-8,253.98	54.45%
Interest Income	72.00	346.24	0.00	346.24	100.0%
Miscellaneous Income	301.74	301.74			
Total Income	69,873.39	263,707.52	289,003.00	-25,295.48	91.25%
Expense					
Bank Fees	14.00	96.00	50.00	46.00	192.0%
Contingency	0.00	1,262.00	20,000.00	-18,738.00	6.31%
Directors Fees	500.00	3,200.00	10,000.00	-6,800.00	32.0%
District Management	3,000.00	21,277.50	36,000.00	-14,722.50	59.1%
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	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	1,455.88	3,000.00	-1,544.12	48.53%
Insurance	0.00	6,670.00	6,200.00	470.00	107.58%
Landscape & Open Space Maint	0.00	3,550.00	16,500.00	-12,950.00	21.52%
Lease/Purchased Water Replacemt	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	2,161.50	13,079.50	15,000.00	-1,920.50	87.2%
Miscellaneous	0.00	68.50			
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	38.25	244.80	600.00	-355.20	40.8%
Postage & Copies	24.24	181.62	100.00	81.62	181.62%
Post Office Box Rental	0.00	74.00			
Repairs & Maintenance	150.00	1,080.00	6,500.00	-5,420.00	16.62%
Seasonal Activities	-19,548.11	1,707.49	2,000.00	-292.51	85.38%
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	10,125.57	50,000.00	-39,874.43	20.25%
Total Slash Pick-Up and Burn	0.00	10,794.35	53,200.00	-42,405.65	20.29%
Treasurer Collection Fee - O&M	1,017.54	3,712.70	3,883.00	-170.30	95.61%
Utilities	38.87	177.26	2,000.00	-1,822.74	8.86%
Weed & Pest Control	0.00	1,000.00	7,000.00	-6,000.00	14.29%
Total Expense	-12,603.71	73,195.03	203,533.00	-130,337.97	35.96%
Net Ordinary Income	82,477.10	190,512.49	85,470.00	105,042.49	222.9%
Other Expense					
Transfer to Project Fund	0.00	0.00	388,240.00	-388,240.00	0.0%
Transfer to Reserve Fund	78,000.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Expense	78,000.00	113,000.00	705,179.00	-592,179.00	16.02%
Net Other Income	-78,000.00	-113,000.00	-705,179.00	592,179.00	16.02%
Net Income	4,477.10	77,512.49	-619,709.00	697,221.49	-12.51%

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

Reserve Fund

	TOTAL				
	Jul 25	Jan - Jul 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	3,762.48	24,128.96	20,000.00	4,128.96	120.65%
Total Income	3,762.48	24,128.96	20,000.00	4,128.96	120.65%
Net Ordinary Income	3,762.48	24,128.96	20,000.00	4,128.96	120.65%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	78,000.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Income	78,000.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Income	78,000.00	113,000.00	316,939.00	-203,939.00	35.65%
Net Other Income	78,000.00	113,000.00	316,939.00	-203,939.00	35.65%
Net Income	81,762.48	137,128.96	336,939.00	-199,810.04	40.7%

Perry Park Metropolitan District

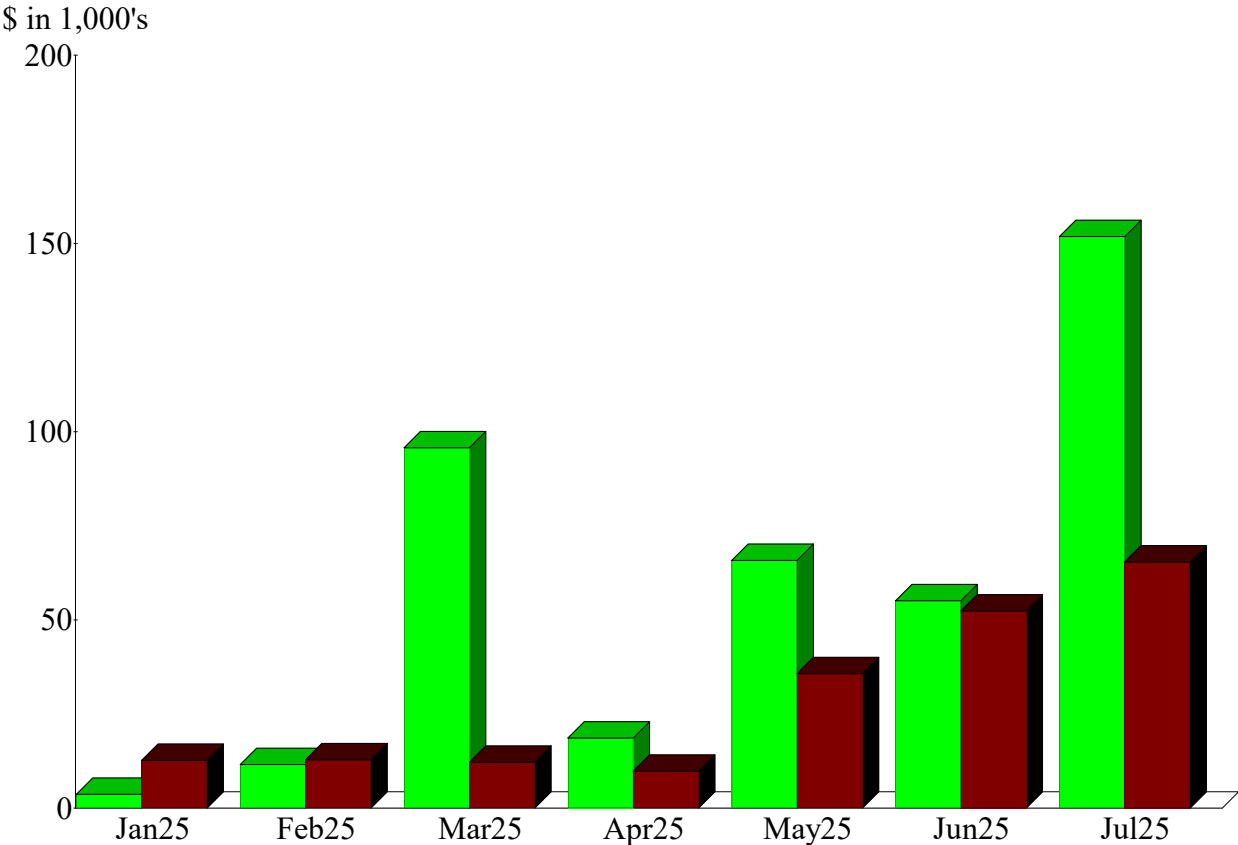
Profit & Loss Budget vs. Actual

January through July 2025

Project Fund

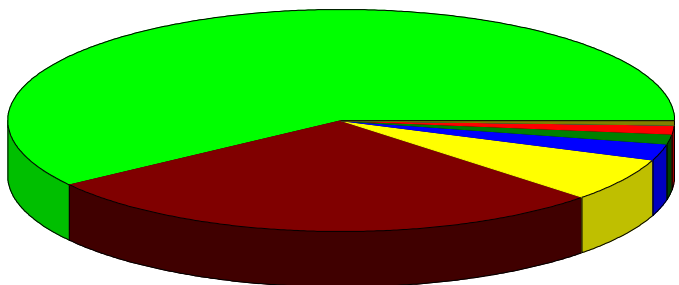
	TOTAL				
	<u>Jul 25</u>	<u>Jan - Jul 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Donations-Income	0.00	0.00	30,000.00	-30,000.00	0.0%
Grant Income	0.00	0.00	170,000.00	-170,000.00	0.0%
Interest Income	253.88	1,645.36			
Total Income	253.88	1,645.36	200,000.00	-198,354.64	0.82%
Expense					
Entry Way Improvements	0.00	15,064.22	170,000.00	-154,935.78	8.86%
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	0.00	15,064.22	679,000.00	-663,935.78	2.22%
Net Ordinary Income	253.88	-13,418.86	-479,000.00	465,581.14	2.8%
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	0.00	0.00	388,240.00	-388,240.00	0.0%
Total Other Income	0.00	0.00	388,240.00	-388,240.00	0.0%
Net Other Income	0.00	0.00	388,240.00	-388,240.00	0.0%
Net Income	253.88	-13,418.86	-90,760.00	77,341.14	14.79%

Income and Expense by Month
January through July 2025



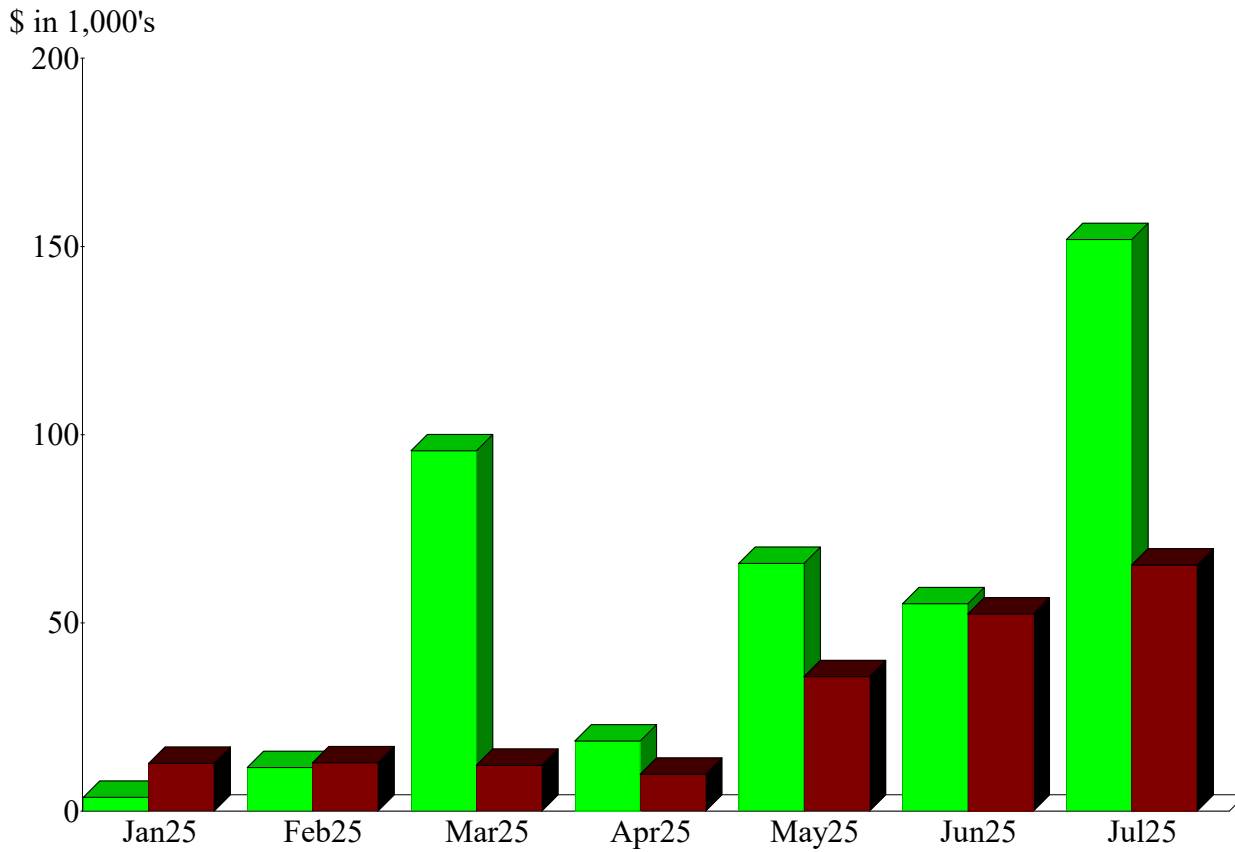
Income Summary
January through July 2025

Property Taxes	59.90%
Other Income	28.06
Interest Income	6.49
Specific Ownership Tax	2.45
Senior/Veteran/Personal Exempt	1.59
Conservation Trust Fund	1.43
Miscellaneous Income	0.07
Abatements & Ommitted	\$-158.38
Sub-Total	\$402,481.84



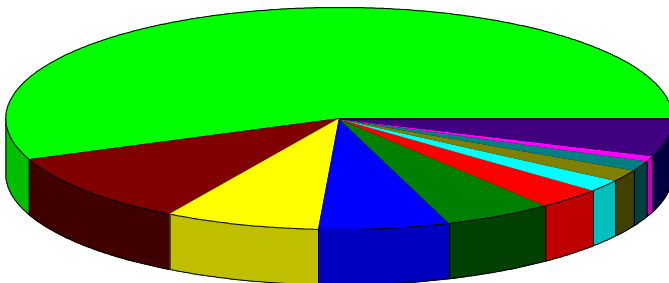
Income and Expense by Month January through July 2025

Income
Expense



Expense Summary January through July 2025

Other Expense	56.15%
District Management	10.57
Entry Way Improvements	7.48
Legal	6.50
Slash Pick-Up and Burn	5.36
Insurance	3.31
Treasurer Collection Fee - O&M	1.84
Landscape & Open Space Maint	1.76
Directors Fees	1.59
Election Expense	0.89
Other	4.53
Total	\$201,259.25





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Perry Park Metropolitan District

Payment Request

8/14/2025

General Fund				
Company	Invoice	Date	Amount	Comments
Darren Hill	081425DH	8/14/2025	\$ 92.35	Monthly
Joseph Brickweg	081425JB	8/14/2025	\$ 92.35	Monthly
Carsten Baumann	081425CB	8/14/2025	\$ 92.35	Monthly
Kirk Mulbach	081425KM	8/14/2025	\$ 92.35	Monthly
Keith Worley	081425KW	8/14/2025	\$ 92.35	Monthly
Collins Cole Winn Ulmer	7777	7/14/2025	\$ 220.00	
CORE Electric #26885500	080525	8/5/2025	\$ 27.00	Monthly
CORE Electric #22345800 (Sign Pump)	080525	8/5/2025	\$ 18.11	Monthly
Darren Hill	81425DHR	8/14/2025	\$ 1,133.71	Reimbursement for 4th of July food
Gubbels Law Office, P.C.	18814	7/30/205	\$ 1,941.50	Tract K legal fees
Larkspur Outdoor Maintenance	2934	8/6/2025	\$ 795.00	
Larkspur Outdoor Maintenance	2936	8/6/2025	\$ 947.50	
Larkspur Outdoor Maintenance	2937	8/6/2025	\$ 323.75	
Larkspur Outdoor Maintenance	2938	8/6/2025	\$ 97.50	
Martin & Wood Water Consultants, Inc.	28424	6/30/2025	\$ 242.00	
M.R. Hauling	1240	8/6/2025	\$ 5,670.00	
Parker Port-A-Potty, Inc.	1125510	7/14/2025	\$ 150.00	Monthly
WSDM Managers	920	7/31/2025	\$ 3,024.24	Monthly
Total:			\$ 15,052.06	

First Bank Checking Balance	50,062.52
Less this month's payables	(15,052.06)
Bank Balance after payables	35,010.46