



PERRY PARK METROPOLITAN DISTRICT REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, September 11, 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 August 14, 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
 - (1) FRWRM Grant
- 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
 - (5) Little Library
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of August 31, 2025, Unaudited Financial Statements (enclosed)
- B. Review and approve Payables through September 11, 2025 (enclosed)

7) Management Matters

- A. Board Meeting recordings

8) Legal Matters

9) New Business

- A. Gateway Pond

10) Old Business

11) Adjournment

- The next regularly scheduled meeting is October 9, 2025, at 6:00 pm



Page intentionally left blank

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD AUGUST 14, 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 August 14, 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
Rebecca Harris	WSDM District Managers (virtual)
Stacie Sneider	Resident (virtual)
Elaine Petro	Resident
Tony Caterina	Resident
Todd Hilts	Resident
Layne Vinton	Resident
Randy Johnson	Resident
Jennifer Kaufman	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 quorum or otherwise enable the Board to act.

C. Review and Approval of the Agenda

Director Worley moved to postpone the Gilloon Pond discussion. No second was received; motion not considered. President Hill moved to approve the agenda as presented; seconded by Director Brickweg. Motion passed unanimously.

D. Consider approval of July 10, 2025 Regular Board Meeting Minutes

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

2. Correspondence

Director Baumann informed the Board of resident concerns he received regarding Gilloon Pond.

3. Public Comment

Residents inquired about the entryway design. The Board addressed.

4. Director's Items/Comments

No comments.

5. Committee Reports

A. Firewise Committee

Directors Brickweg and Worley updated the board about the FRWRM grant project and notified the Board that the slash pick up was completed. A resident expressed appreciation for the slash pick up program. Discussion was had about marketing of the FRWRM grant and fire mitigation. Randy Johnson, FRWRM Project Manager, to send updated marketing materials to District Management. Discussion was had about fire mitigation for the 74 lots in the LID. President Hill inquired about the status of the fire mitigation contract. Mr. Johnson stated the work would begin soon.

B. Parks and Open Space Committee

Director Mulbach presented proposed memorial bench locations and a proposed design aesthetic for the District designed by Jennifer Kaufman, Resident. Director Brickweg inquired about the condition of the existing bench. Ms. Kaufman addressed. The Board noted that the District would be paying for the replacement of the existing bench. Directors Baumann and Brickweg expressed support for creating a cohesive aesthetic throughout the District. Director Baumann requested a more detailed design for Board review and recommended that Board Members submit their comments to Director Mulbach. President Hill stated the Board is not

prepared to make a decision regarding the proposed design aesthetic. Director Mulbach discussed rebuilding the little library.

(1) Entry Way Subcommittee

Director Mulbach updated the Board about the recent Entryway Subcommittee meeting and noted that a land survey is needed. Director Brickweg inquired about the survey cost. Director Mulbach addressed. Director Brickweg moved to authorize Director Mulbach to hire a land surveyor at a cost not to exceed \$5,000; seconded by Director Worley. Motion passed unanimously.

(2) Gilloon Pond Subcommittee

Director Baumann reminded the Board about the draft documents previously shared via email and informed them of a CORA request received by District Management concerning documents related to Gilloon Pond. Director Baumann provided details on maintenance options for the pond and discussed strategies for communicating with residents. President Hill, Director Worley, and Director Brickweg outlined the challenges and risks associated with maintaining or improving the pond. Director Baumann recommended that the Board develop informational materials regarding the pond for residents. Director Worley volunteered to join the Gilloon Pond Subcommittee. President Hill moved to authorize the Gilloon Pond Subcommittee to create an informational packet for the residents; seconded by Director Brickweg. Motion passed unanimously.

(3) Pet waste at Wauconda Park

Director Mulbach reported that no volunteer is currently available to maintain the new pet waste station. Discussion was had about maintaining the pet station. The Board requested that District Management obtain a quote from the current landscape maintenance contractor. Director Worley moved to authorize Director Mulbach to purchase a pet waste station and bags at a cost not to exceed \$600; seconded by Director Baumann, the motion passed unanimously.

(4) Benches

Discussed as part of the proposed design aesthetic.

C. Events and Activities Committee

President Hill updated the Board on items discussed during the recent Committee meeting, including the Fourth of July events and potential future community activities. He noted the Committee is completing an inventory of holiday lights. President Hill requested the development of a style guide with specific details for holiday décor. The Board discussed the limited storage space in the shed and the possibility of asking residents to store holiday décor.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. Director Brickweg requested that the financial statements include the deposit from the Perry Park Community Fund and that all interest income be recorded under the General Fund. After discussion, Director Worley moved to

approve the unaudited financials as amended with the changes requested by Director Brickweg; seconded by President Hill. Motion passed unanimously.

B. Review and consider approval through August 14, 2025 Payables

Ms. Diana presented the Payables for the period. President Hill explained his reimbursement request for the Fourth of July food purchase. President Hill moved that the Board approve reimbursement to him in the amount of \$1,133.71, conditional upon his submission of proof of payment to the food vendor. Motion passed unanimously. Ms. Diana requested the payables be amended to include the Parker Port-a-Potty \$150.00 invoice and the CEGR Law \$2,219.00 invoice for an amended payables total of \$17,421.06. Director Brickweg moved to approve as amended; seconded by Director Worley. Motion passed unanimously.

7. Management Matters

Ms. Diana informed the Board that three CORA requests had been received recently. President Hill noted that two of the three requests had been fulfilled. Ms. Diana informed the Board that the most recent request is broad in scope and seeks all documents related to Gilloon Pond. Ms. Diana discussed the research and retrieval process, as well as the estimated timeline for completion. Ms. Harris requested that the fees paid by the requesting party be reimbursed to WSDM to fulfil the request. The Board agreed to reimburse WSDM the amount paid by the requestor. Ms. Diana requested that the Board establish automatic monthly payments for the CORE Electric bills. The Board agreed. Ms. Diana notified the Board about website updates. Ms. Diana requested that the Board decide on the date for their Annual Meeting. After discussion, the Board decided the Annual Meeting will be on November 13.

8. Legal Matters

None.

9. New Business

None.

10. Old Business

None.

11. Adjournment:

President Hill moved to adjourn the meeting at 7:43 p.m.; seconded by Director Mulbach. Motion passed unanimously.

- a. Next Regular Meeting scheduled: September 11, 2025, at 6 p.m.

THESE MINUTES ARE APPROVED AS THE OFFICIAL AUGUST 14, 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 August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	58,977.77
Colo Trust General - 2320	11,353.78
Colo Trust Conservation - 2321	70,996.76
Colo Trust Reserve - 8001	1,097,073.83
Total Checking/Savings	1,238,402.14
Total Current Assets	1,238,402.14
TOTAL ASSETS	1,238,402.14
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,221.71
Total Accounts Payable	4,221.71
Other Current Liabilities	
Community Fund Balance	4,418.40
Payroll Liabilities	153.00
Reserve For Tract K Maintenance	30,000.00
Total Other Current Liabilities	34,571.40
Total Current Liabilities	38,793.11
Total Liabilities	38,793.11
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	195,514.50
Total Equity	1,199,609.03
TOTAL LIABILITIES & EQUITY	1,238,402.14

Perry Park Metropolitan District

Profit & Loss Budget vs. Actual

January through August 2025

General Fund

	TOTAL				
	Aug 25	Jan - Aug 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	2,878.60	244,071.38	258,881.00	-14,809.62	94.28%
Specific Ownership Tax	1,709.13	11,577.15	18,122.00	-6,544.85	63.89%
Interest Income	4,170.43	30,290.99	0.00	30,290.99	100.0%
Miscellaneous Income	599.86	901.60			
Total Income	9,358.02	298,839.86	289,003.00	9,836.86	103.4%
Expense					
Bank Fees	14.00	110.00	50.00	60.00	220.0%
Contingency	0.00	1,262.00	20,000.00	-18,738.00	6.31%
Directors Fees	500.00	3,700.00	10,000.00	-6,300.00	37.0%
District Management	3,000.00	24,277.50	36,000.00	-11,722.50	67.44%
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	2,163.75	5,713.75	16,500.00	-10,786.25	34.63%
Lease/Purchased Water Replacemt	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	88.00	15,386.50	15,000.00	386.50	102.58%
Miscellaneous	0.00	68.50			
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	38.25	283.05	600.00	-316.95	47.18%
Postage & Copies	0.00	181.62	100.00	81.62	181.62%
Post Office Box Rental	0.00	74.00			
Repairs & Maintenance	150.00	1,230.00	6,500.00	-5,270.00	18.92%
Seasonal Activities	1,133.71	2,841.20	2,000.00	841.20	142.06%
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	5,670.00	15,795.57	50,000.00	-34,204.43	31.59%
Total Slash Pick-Up and Burn	5,670.00	16,464.35	53,200.00	-36,735.65	30.95%
Treasurer Collection Fee - O&M	44.29	3,756.99	3,883.00	-126.01	96.76%
Utilities	45.11	222.37	2,000.00	-1,777.63	11.12%
Weed & Pest Control	0.00	1,000.00	7,000.00	-6,000.00	14.29%
Total Expense	12,847.11	88,261.14	203,533.00	-115,271.86	43.37%

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

	TOTAL				
	Aug 25	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Net Ordinary Income	-3,489.09	210,578.72	85,470.00	125,108.72	246.38%
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Project Fund	0.00	0.00	388,240.00	-388,240.00	0.0%
Transfer to Reserve Fund	0.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Expense	0.00	113,000.00	705,179.00	-592,179.00	16.02%
Total Other Expense	0.00	113,000.00	705,179.00	-592,179.00	16.02%
Net Other Income	0.00	-113,000.00	-705,179.00	592,179.00	16.02%
Net Income	-3,489.09	97,578.72	-619,709.00	717,287.72	-15.75%

Unaudited

Perry Park Metropolitan District

Profit & Loss Budget vs. Actual

January through August 2025

Project Fund

TOTAL

	<u>Aug 25</u>	<u>Jan - Aug 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%
Total Income	0.00	0.00	200,000.00	-200,000.00	0.0%
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	0.00	-15,064.22	-479,000.00	463,935.78	3.15%
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	0.00	-15,064.22	-90,760.00	75,695.78	16.6%

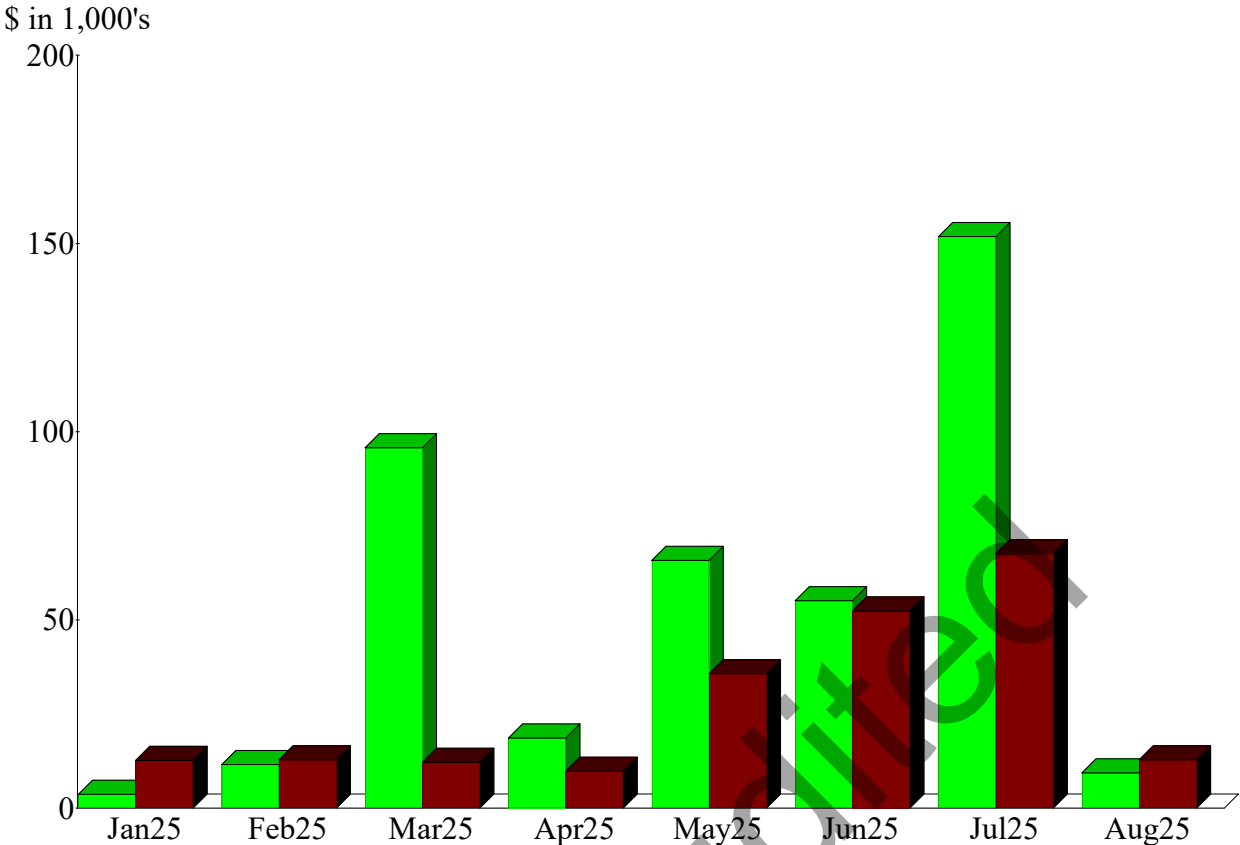
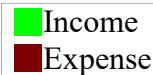
Perry Park Metropolitan District
Profit & Loss Budget vs. Actual
January through August 2025

Reserve Fund

	TOTAL				
	<u>Aug 25</u>	<u>Jan - Aug 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Interest Income	0.00	0.00	20,000.00	-20,000.00	0.0%
Total Income	0.00	0.00	20,000.00	-20,000.00	0.0%
Net Ordinary Income	0.00	0.00	20,000.00	-20,000.00	0.0%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Income	0.00	113,000.00	316,939.00	-203,939.00	35.65%
Total Other Income	0.00	113,000.00	316,939.00	-203,939.00	35.65%
Net Other Income	0.00	113,000.00	316,939.00	-203,939.00	35.65%
Net Income	<u>0.00</u>	<u>113,000.00</u>	<u>336,939.00</u>	<u>-223,939.00</u>	<u>33.54%</u>

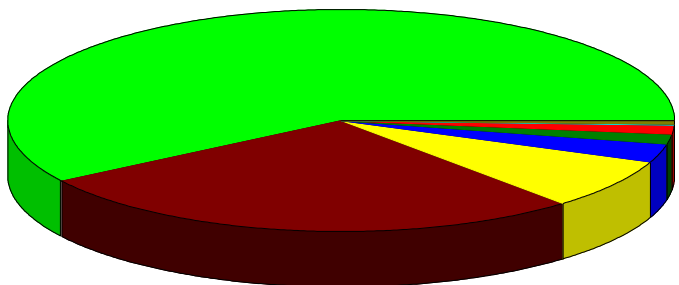
Unaudited

Income and Expense by Month
January through August 2025

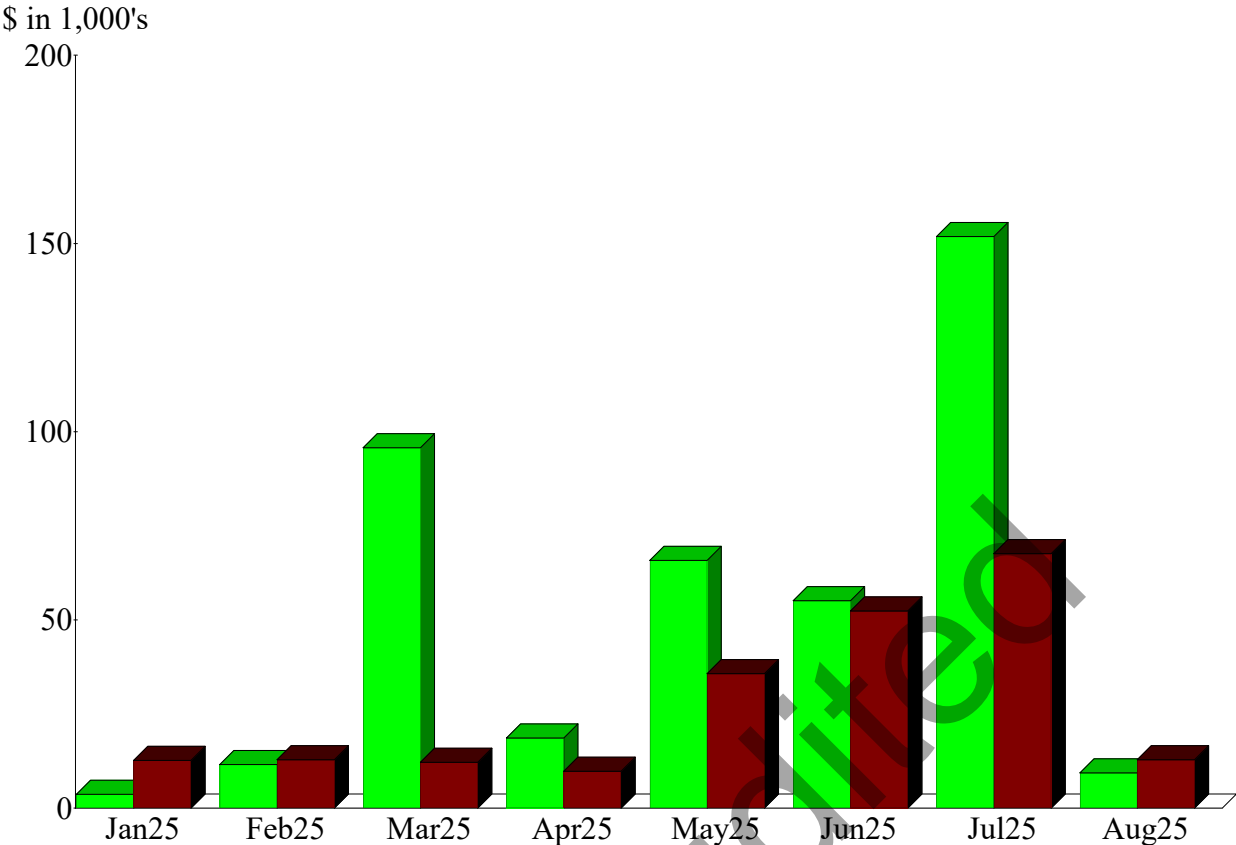
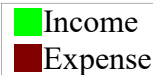


Income Summary
January through August 2025

Property Taxes	59.24%
Other Income	27.43
Interest Income	7.35
Specific Ownership Tax	2.81
Senior/Veteran/Personal Exempt	1.55
Conservation Trust Fund	1.40
Miscellaneous Income	0.22
Abatements & Ommitted	\$-158.38
Sub-Total	\$411,839.86

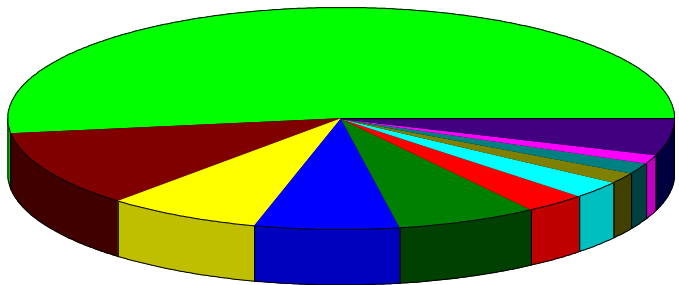


Income and Expense by Month
January through August 2025



Expense Summary
January through August 2025

Other Expense	52.24%
District Management	11.22
Slash Pick-Up and Burn	7.61
Legal	7.11
Entry Way Improvements	6.96
Insurance	3.08
Landscape & Open Space Maint	2.64
Treasurer Collection Fee - O&M	1.74
Directors Fees	1.71
Seasonal Activities	1.31
Other	4.37
Total	\$216,325.36





Page intentionally left blank

Perry Park Metropolitan District

Payment Request
9/11/2025

General Fund				
Company	Invoice	Date	Amount	Comments
Darren Hill	091125DH	9/11/2025	\$ 92.35	Monthly
Joseph Brickweg	091125JB	9/11/2025	\$ 92.35	Monthly
Carsten Baumann	091125CB	9/11/2025	\$ 92.35	Monthly
Kirk Mulbach	091125KM	9/11/2025	\$ 92.35	Monthly
Keith Worley	091125KW	9/11/2025	\$ 92.35	Monthly
Collins Cole Winn Ulmer	7886	8/19/2025	\$ 88.00	
CORE Electric #26885500	090525	9/5/2025		Waiting on Invoice
CORE Electric #22345800 (Sign Pump)	090525	9/5/2025		Waiting on Invoice
WSDM Managers	991	8/31/2025	\$ 3,000.00	Monthly
Total:			\$ 3,549.75	

First Bank Checking Balance	58,977.77
Less this month's payables	(3,549.75)
Bank Balance after payables	55,428.02

_____, President