



PERRY PARK METROPOLITAN DISTRICT REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, October 9, 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 September 11, 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
 - (6) Perry Park Metro District Property Design Aesthetic Proposal
 - (7) Wauconda Park Report
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of September 30, 2025, Unaudited Financial Statements (under separate cover)
- B. Review and approve Payables through October 9, 2025 (enclosed)

7) Management Matters

- A. Board Meeting recordings

8) Legal Matters

9) New Business

10) Old Business

- A. Fire Pond

11) Adjournment

- The next regularly scheduled meeting is November 13, 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 SEPTEMBER 11, 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 September 11, 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) |
| Adrian Heller | Resident |
| John Heller | Resident |
| Jill Arthurs | Resident |
| Jim Godley | Resident |
| Layne Vinton | Resident |
| Randy Johnson | Resident |
| Jennifer Kaufman | Resident |
| John Cochran | Resident (virtual) |
| Cam Sen | Resident (virtual) |

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 requested that New Business item 9.A be renamed from "Gateway Pond to "Fire Pond." Director Brickweg moved to approve the agenda, as amended, per Director Worley's request; seconded by Director Mulbach. Motion passed unanimously.

D. Consider approval of August 14, 2025 Regular Board Meeting Minutes

After review, Director Worley moved to approve the August 14, 2025 Regular Board Meeting Minutes as presented; seconded by Director Brickweg. Motion passed unanimously.

2. Correspondence

Director Brickweg reviewed the mail received from the PO Box. President Hill presented a request from the Ladies of Larkspur asking for the District to assist in promoting their upcoming food drive. President Hill moved to approve the Ladies of Larkspur request; seconded by Director Worley. Motion passed unanimously.

3. Public Comment

A Resident encouraged members of the public and the Board to attend the Perry Park Water & Sanitation District Board meeting to participate in the discussion regarding the proposed rate increase.

4. Director's Items/ Comments

Director Worley notified the Board of the ongoing challenges related to beaver activity and the associated public safety concerns. Director Baumann referenced a prior discussion about removing the fence along Highway 105 and noted that new posts have been installed. He inquired about who is responsible for the installation and the timeline for fence removal. Director Worley responded that the Entryway Subcommittee had been asked to evaluate bollards, and demonstration bollards had been placed for review. He emphasized the importance of defining property lines and noted that he has not yet received feedback from the Subcommittee. Director Baumann questioned the need for bollards. President Hill suggested continuing the discussion under the Parks and Open Space agenda item.

5. Committee Reports

A. Firewise Committee

Director Worley inquired about the status of the FRWRM grant. Randy Johnson, FRWRM Project Manager, reported that the Firewise Committee finalized the mailer language, and once website content is provided and published, the mailer will be ready. Mr. Johnson confirmed that Dove Creek began mitigation work by mowing the Big D and would invoice

the District, with costs eligible for grant reimbursement. Further mitigation is expected to begin after Dove Creek completes the current County work. Mr. Johnson emphasized prioritizing steeper slopes due to potential early snowfall. The Board stressed the importance of completing budgeted work within the year and directed Mr. Johnson to confirm dates with Dove Creek, stating that funding is not guaranteed if work is delayed. Concerns were raised about the lack of progress and accountability in the Dove Creek contract. A Resident recommended including clear expectations and milestones in future contracts. Mr. Johnson noted that the current contract was issued before grant approval. Director Brickweg clarified that the District had committed funding regardless of the grant. Mr. Johnson added that grant funds cannot reimburse work completed prior to grant approval. Director Brickweg and Director Worley 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.

B. Parks and Open Space Committee

(1) Entry Way Subcommittee

Director Mulbach reported that the County is preparing a license agreement and that a new surveyor is being sought. He presented a motion for Board approval of a District-wide design aesthetic. Director Baumann questioned the proposal's clarity and requested visual renderings, guiding principles, and references. President Hill supported defined typography but asked for more detail. Director Worley suggested a color and material board similar to ARC reviews. Director Brickweg requested additional details. The Board discussed the need for a cohesive entryway design and clearer expectations. The Board agreed to send Director Mulbach individual input.

(2) Gilloon Pond Subcommittee

Director Baumann presented a draft public document regarding Gilloon Pond for Board review. He reported that the Perry Park Country Club confirmed no impact to their property unless a major dam failure occurs, and that infrastructure is in place to manage flooding. The dam is currently classified as illegal, and Director Baumann expressed concerns about its integrity and liability. He proposed hiring an independent civil engineering firm to evaluate the dam and determine what is needed to reclassify it as legal. Questions were raised about water rights and existing reports. Director Baumann moved to approve the draft document for posting on the District's website and distribution on social media; seconded by Director Worley. Motion passed unanimously. Director Baumann moved to seek proposals from 2–3 specialized engineering firms to evaluate Gilloon Pond; seconded by President Hill. Director Brickweg noted the need to clarify water ownership first. The motion passed 4-1. Director Worley opposed.

(3) Pet waste at Wauconda Park

Director Mulbach stated the pet station needed to be ordered, and that he would seek volunteers from the community to maintain the pet station. Ms. Diana stated she would order the pet station and would obtain three additional quotes for pet station maintenance.

Director Mulbach reported that the insurance company evaluated Wauconda Park and that

a report is expected soon. He stated that as a public park, ADA compliance is required. Director Baumann asked about costs. Director Mulbach noted that pricing is still pending and that he would obtain roof repair estimates. Director Worley requested an estimate to mow the willows. Director Mulbach also reported compromised fencing along the north side of Wauconda Park. Director Brickweg recommended considering the use of the Conservation Trust Fund.

(4) Benches

Discussed was has about the bench design and location. Director Brickweg moved to allow the Resident to build and install the bench near the spillway; seconded by Director Mulbach. Motion passed unanimously.

(5) Little Library

No discussion.

Director Worley reported that Douglas County's environmental coordinator recommended mowing willows along the dam to prevent it from becoming a Preble's Meadow Mouse habitat. Regular maintenance would avoid related issues. Director Worley noted the need for multiple mowings per year and will obtain quotes for the work.

Director Worley discussed the demonstration bollards and reminded the Board of its prior approval to remove the fence along Highway 105. He emphasized the need to delineate the property line to prevent trespassing. A Resident suggested keeping the fence. Director Baumann noted the Board had approved fence removal but not the bollard demonstration, and requested removal. President Hill recommended photographing the bollards and submitting them to the subcommittee for review. Director Worley agreed to remove the bollards.

Director Mulbach stated he is searching for a company to spray the Big D at the end of October or early November.

C. Events and Activities Committee

President Hill stated the next community event will be the Winter Solstice Bonfire, and the Committee is working on the Christmas lights. Director Brickweg noted a complaint from the Perry Park Country Club regarding damage to the golf course caused by the fireworks and discussed alternative methods for launching fireworks to prevent future damage. Fireworks are scheduled for July 3, 2026

6. Financial Matters

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

Ms. Diana presented the unaudited financials and noted that a monthly general ledger would be provided at future meetings. Director Brickweg highlighted that funds were allocated for a grant writer. Ms. Diana requested and received Board approval to transfer funds from the ColoTrust General Fund to the Reserve Account to earn higher interest, and to move budgeted funds from the General Fund to the Reserve Fund and Project Fund as reflected in the budget. After discussion, Director Worley moved to approve the unaudited financials as presented;

seconded by Director Brickweg. Motion passed unanimously.

B. Review and consider approval of Payables through September 11, 2025

Ms. Diana presented the payables for the period. Ms. Diana requested the payables be amended to include the Parker Port-a-Potty \$150.00 invoice for an amended payables total of \$3,699.75. Director Worley moved to approve as amended; seconded by Director Brickweg. Motion passed unanimously.

7. Management Matters

Ms. Diana explained a Resident's request for meeting recordings and clarified that the Board had made the decision not to post recordings due to the requirement for ADA compliance. A Resident expressed concerns about transparency. The Board requested that District Management obtain a quote to remediate recordings for ADA compliance. Director Brickweg asked why accessibility was required. Ms. Harris confirmed it is mandated by state law. Director Worley requested access to the District's SharePoint site. President Hill stated he would provide access to Board Members. Ms. Diana notified the Board that Director Mulbach and Director Baumann had been registered to attend the Special District Association Conference virtually.

8. Legal Matters

No discussion.

9. New Business

A. Fire Pond

Director Worley reported that the Larkspur Fire Protection District had determined that a dry hydrant should be installed at the fire pond rather than the other preferred options. Director Worley stated that he and Director Brickweg would obtain cost estimates for installation, which may require a vehicle turnout pad. Director Brickweg noted that Larkspur Fire had previously committed to participating in the cost but has since withdrawn, and the responsibility falls to the District. A representative from Larkspur Fire Protection District stated they will provide technical expertise. Director Worley stated that the District has approximately 1.5 years to complete the project.

10. Old Business

No discussion.

11. Adjournment:

Director Worley moved to adjourn the meeting at 7:56 p.m.; seconded by President Hill. Motion passed unanimously.

- a. Next Regular Meeting scheduled: October 9, 2025, at 6 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 11, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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Perry Park Metropolitan District

Payment Request

10/9/2025

| General Fund | | | | |
|-------------------------------------|----------|-----------|--------------------|---------------------------|
| Company | Invoice | Date | Amount | Comments |
| Darren Hill | 100925DH | 10/9/2025 | \$ 92.35 | Monthly |
| Joseph Brickweg | 100925JB | 10/9/2025 | \$ 92.35 | Monthly |
| Carsten Baumann | 100925CB | 10/9/2025 | \$ 92.35 | Monthly |
| Kirk Mulbach | 100925KM | 10/9/2025 | \$ 92.35 | Monthly |
| Keith Worley | 100925KW | 10/9/2025 | \$ 92.35 | Monthly |
| CORE Electric #26885500 | 092225 | 9/22/2025 | \$ - | Credit Balance (\$376.71) |
| CORE Electric #22345800 (Sign Pump) | 092225 | 9/22/2025 | \$ 20.48 | Auto-Pay |
| Larkspur Outdoor Maintenance | 002996 | 9/19/2025 | \$ 202.50 | Worley's Grove |
| Larkspur Outdoor Maintenance | 002997 | 9/19/2025 | \$ 105.00 | Gilloon Pond |
| Larkspur Outdoor Maintenance | 002998 | 9/19/2025 | \$ 737.50 | Entry Monuments |
| Larkspur Outdoor Maintenance | 002999 | 9/19/2025 | \$ 202.50 | Wauconda Park |
| Parker Port-A-Potty, Inc. | | 10/2025 | | Monthly - Waiting on Inv |
| WSDM Managers | 1037 | 9/30/2025 | \$ 3,394.62 | Monthly |
| Total: | | | \$ 5,124.35 | |

| | |
|-----------------------------|------------|
| First Bank Checking Balance | 60,086.50 |
| Less this month's payables | (5,124.35) |
| Bank Balance after payables | 54,962.15 |

, President

Added at Board Meeting