



PERRY PARK METROPOLITAN DISTRICT REGULAR BOARD MEETING AGENDA AND NOTICE

Thursday, November 13, 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 October 9, 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
 - (a) Tree Removal
 - (3) Pet waste at Wauconda Park
 - (4) Benches
 - (5) Little Library
 - (6) Wauconda Park
- C. Events and Activities Committee – President Hill, Chair; Director Baumann, Vice Chair

6) Financial Matters

- A. Review and consider acceptance of October 31, 2025, Unaudited Financial Statements (enclosed)
- B. Review and approve Payables through November 13, 2025 (enclosed)
- C. Public Hearing on 2026 Budget
 - (1) Consider adoption of Resolution Approving 2026 Budget subject to adjustment from final assessed value (under separate cover)

7) Management Matters

- A. Decide 2026 Regular Meeting Schedule

8) Legal Matters

- A. Review and Consider Adoption of WSDM Engagement letter (under separate cover)

9) New Business

- A. Consider authorization of renewal of Special District Association (SDA) of Colorado membership for 2026
- B. Discuss and review the proposed General Liability Schedule and Limits and Property Schedule and consider approval and authorization to bind coverage – review property schedule

C. Public Request on Discussion for Architectural Control

10) Old Business

A. Fire Pond

11) Adjournment

- The next regularly scheduled meeting is December 11, 2025, at 6:00 p.m.



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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD OCTOBER 9, 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 October 9, 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 (arrived at 6:06 p.m.)

Also, in attendance were:

Beth Diana	WSDM District Managers
Rebecca Harris	WSDM District Managers (virtual)
Jennifer Kaufman	Resident (virtual)
Layne Vinton	Resident (virtual)
Elaine Petro	Resident
Alex	Virtual

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:03 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 quorums or otherwise enable the Board to act.

C. Review and Approval of the Agenda

After review, Director Brickweg moved to approve the agenda as presented; seconded by President Hill. Motion passed unanimously.

D. Consider approval of September 11, 2025, Regular Board Meeting Minutes

After review, Director Worley moved to approve the September 11, 2025, Regular Board Meeting Minutes as presented; seconded by Director Mulbach. Motion passed unanimously.

2. Correspondence

Director Worley notified the Board that a resident was concerned about the use of herbicide in Gillon Pond and that residents are concerned about speeding on Red Rock Drive.

3. Public Comment

No public comment.

4. Director's Items/Comments

Director Baumann noted the Board decided to remove the Highway 105 fence without a contractor and requested an action plan and timeline for removal.

5. Committee Reports

A. Firewise Committee

Director Worley stated he would mail out the updated FRWRM grant postcard, after the design is updated. Director Worley expressed concern about the cost of the fire pond work and noted that alternatives would be explored. He also noted the District is waiting for feedback from the Fire Department and would be seeking funding sources. Ms. Diana noted the website now includes FRWM grant information. Director Baumann inquired about the details of the reimbursement process. Ms. Diana addressed.

B. Parks and Open Space Committee

(1) Entry Way Subcommittee

Director Mulbach notified the Board that the Committee had received higher-than-expected quotes for the project and that it would be postponed until spring. He stated the Committee is addressing concerns from the land conservancy.

(2) Gilloon Pond Subcommittee

Director Baumann presented the proposed scope of work for the inspection and evaluation of Gilloon Pond by an engineer and noted that he spoke with several firms.

(3) Pet waste at Wauconda Park

Director Mulbach notified the Board that he had received the pet station and would be

installing it at Wauconda Park. Discussion was had about the two proposed quotes for pet station maintenance and insurance requirements for District vendors. Director Mulbach stated he would communicate with Lisa Van Antwerp about insurance requirements. Director Mulbach moved to approve Lisa Van Antwerp's proposal; seconded by Director Worley. Motion failed unanimously.

(4) Benches

No discussion on benches.

(5) Little Library

No discussion about the Little Library.

(6) Perry Park Metropolitan District Design Aesthetic Proposal

Director Mulbach presented the proposal and stated that Board Member input had been incorporated into it. Director Mulbach moved to approve the aesthetic proposal, with the understanding that it may be modified from time to time with Board approval; seconded by Director Worley. Motion passed unanimously.

(7) Wauconda Park Report

Director Mulbach informed the Board that the District's insurance company inspected the playground and made repair recommendations. Director Mulbach stated that he would obtain three bids for the work and present them to the Board.

Director Worley reported on the beaver damage.

C. Events and Activities Committee

President Hill stated the next community event would be the Winter Solstice Bon Fire and the installation of lights at the entryway. He stated the Board may have to purchase more lights. Ms. Diana notified the Board that the Winter Solstice Bon Fire event had been added to the District's insurance policy as a covered event. Director Brickweg stated that fireworks are confirmed for July 3 in 2026. President Hill requested a contract for the fireworks show. Director Brickweg informed the Board that a contract is not available yet.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. Ms. Diana informed the Board that state law now requires districts to mail Annual Meeting notifications to all eligible electors, which would result in a notable increase in postage costs. The Board discussed obtaining a quote from a local printing company, and District Management agreed to obtain a quote. Ms. Diana informed the Board that Director Brickweg had moved the funds from the ColoTrust general account to the reserve account, which earns a higher interest rate. After discussion, Director Worley moved to approve the unaudited financial statements 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. Directors Worley and Mulbach notified the

Board that they met with the Perry Park Country Club and confirmed that there was no duplication of services with Larkspur Outdoor Maintenance. Director Brickweg inquired about the Larkspur Outdoor Maintenance bills. Ms. Diana addressed. Ms. Diana requested the payables be amended to include the Parker Port-a-Potty \$160.00 invoice; Larkspur Outdoor maintenance \$202.50, \$105.00, \$153.75, and \$430.00 invoices; Colorado Special Districts Liability Pool \$445.00 invoice; Statewide Internet Portal Authority (SIPA) \$159.83 invoice; and Dove Creek Forestry \$30,010.00 invoice for an amended payables total of \$36,790.43. Director Brickweg moved to approve as amended; seconded by Director Worley. Motion passed unanimously.

7. Management Matters

Ms. Diana presented a quote to remediate Board video recordings for ADA compliance. Discussion was had about transcription and captioning requirements. District Management clarified that the current meeting recordings are considered WSDM's work product. If the District wanted to retain the recordings, legal counsel would need to draft a formal policy. District Management advised that the recordings must be removed from the website and that, without remediation, the YouTube channel must be deactivated. The Board agreed. Director Baumann inquired about meeting minute details. President Hill addressed. Director Worley noted the District's transparency through offering virtual meetings. Director Brickweg moved to consider the meeting recordings a product of WSDM Managers; seconded by President Hill. Motion passed unanimously.

Ms. Diana requested that a meeting date be set for the budget hearing. After discussion, the Board decided to schedule the budget hearing for the November 13 meeting. Director Brickweg requested that Committee Chairs submit proposed budget items to him and Director Baumann.

8. Legal Matters

No Legal Matters discussion.

9. New Business

No New Business discussion.

10. Old Business

A. Fire Pond

Item was discussed under 5.A – Firewise Committee.

11. Adjournment:

President Hill moved to adjourn the meeting at 7:04 p.m.; seconded by Director Brickweg. Motion passed unanimously.

a. Next Regular Meeting scheduled: November 13, 2025, at 6 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 9, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Approved by: Secretary of the Board

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Perry Park Metropolitan District

Balance Sheet

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	24,932.84
Colo Trust Conservation - 2321	74,131.16
Colo Trust Reserve - 8001	1,136,385.08
Total Checking/Savings	1,235,449.08
Total Current Assets	1,235,449.08
TOTAL ASSETS	1,235,449.08
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	28,439.15
Total Accounts Payable	28,439.15
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	62,934.05
Total Liabilities	62,934.05
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	168,420.50
Total Equity	1,172,515.03
TOTAL LIABILITIES & EQUITY	1,235,449.08

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

General Fund

	TOTAL				
	Oct 25	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Senior/Veteran/Personal Exempt	0.00	6,401.25			
Conservation Trust Fund	0.00	8,386.08	12,000.00	-3,613.92	69.88%
Abatements & Ommitted	0.00	-158.38			
Property Taxes	706.22	247,921.08	258,881.00	-10,959.92	95.77%
Specific Ownership Tax	1,707.61	14,894.41	18,122.00	-3,227.59	82.19%
Interest Income	4,315.61	38,915.34	20,000.00	18,915.34	194.58%
Miscellaneous Income	-1,437.61	301.74			
Total Income	5,291.83	316,661.52	309,003.00	7,658.52	102.48%
Expense					
Bank Fees	44.00	168.00	50.00	118.00	336.0%
Contingency	0.00	1,315.50	20,000.00	-18,684.50	6.58%
Directors Fees	500.00	4,700.00	10,000.00	-5,300.00	47.0%
District Management	3,000.00	30,277.50	36,000.00	-5,722.50	84.1%
Dues & Subscriptions	0.00	1,044.35	1,500.00	-455.65	69.62%
Education	0.00	350.00	4,000.00	-3,650.00	8.75%
Election Expense	25.00	1,818.08	10,000.00	-8,181.92	18.18%
Engineering - Water Consultant	0.00	726.00			
Grant Writing	0.00	0.00	3,500.00	-3,500.00	0.0%
Information Technology	159.83	1,615.71	3,000.00	-1,384.29	53.86%
Insurance	0.00	7,115.00	6,200.00	915.00	114.76%
Landscape & Open Space Maint	891.25	8,450.47	16,500.00	-8,049.53	51.22%
Lease/Purchased Water Replacemt	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	185.00	15,571.50	15,000.00	571.50	103.81%
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	38.25	359.55	600.00	-240.45	59.93%
Postage & Copies	99.00	340.24	100.00	240.24	340.24%
Post Office Box Rental	0.00	74.00			
Repairs & Maintenance	160.00	1,540.00	6,500.00	-4,960.00	23.69%
Seasonal Activities	0.00	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	0.00	15,795.57	50,000.00	-34,204.43	31.59%
Total Slash Pick-Up and Burn	0.00	16,464.35	53,200.00	-36,735.65	30.95%
Treasurer Collection Fee - O&M	11.25	3,817.14	3,883.00	-65.86	98.3%
Utilities	20.36	263.21	2,000.00	-1,736.79	13.16%
Weed & Pest Control	0.00	1,000.00	7,000.00	-6,000.00	14.29%
Total Expense	5,133.94	99,851.80	203,533.00	-103,681.20	49.06%
Net Ordinary Income	157.89	216,809.72	105,470.00	111,339.72	205.57%

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

	TOTAL				
	Oct 25	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Other Income/Expense					
Other Expense					
Other Expense					
Transfer to Project Fund	0.00	388,240.00	388,240.00	0.00	100.0%
Transfer to Reserve Fund	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Expense	0.00	705,179.00	705,179.00	0.00	100.0%
Total Other Expense	0.00	705,179.00	705,179.00	0.00	100.0%
Net Other Income	0.00	-705,179.00	-705,179.00	0.00	100.0%
Net Income	157.89	-488,369.28	-599,709.00	111,339.72	81.43%

UNAUDITED

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

Reserve Fund

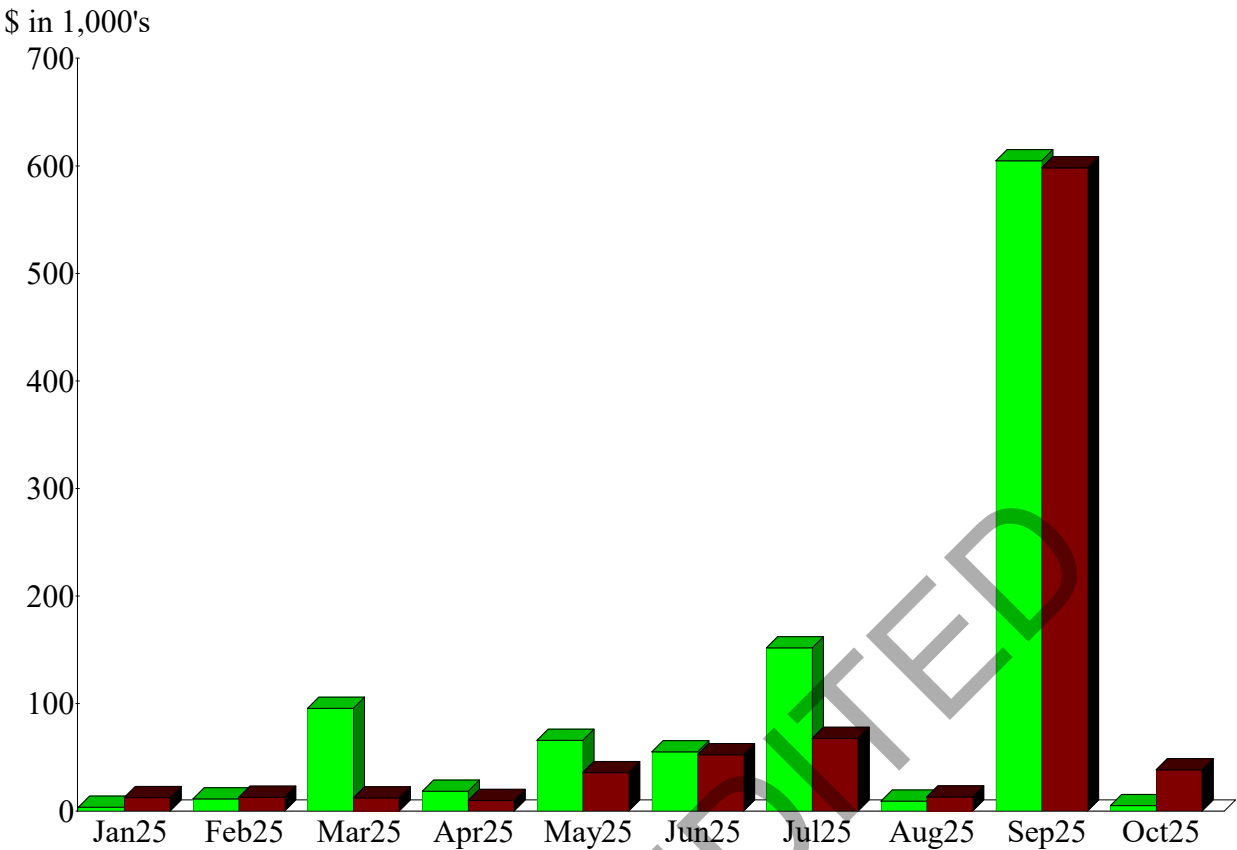
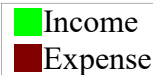
	TOTAL				
	Oct 25	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Interest Income	0.00	0.00	0.00	0.00	0.0%
Total Income	0.00	0.00	0.00	0.00	0.0%
Net Ordinary Income	0.00	0.00	0.00	0.00	0.0%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Total Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Net Other Income	0.00	316,939.00	316,939.00	0.00	100.0%
Net Income	0.00	316,939.00	316,939.00	0.00	100.0%

UNAUDITED

Perry Park Metropolitan District
Profit & Loss Budget vs. Actual
January through October 2025
Project Fund

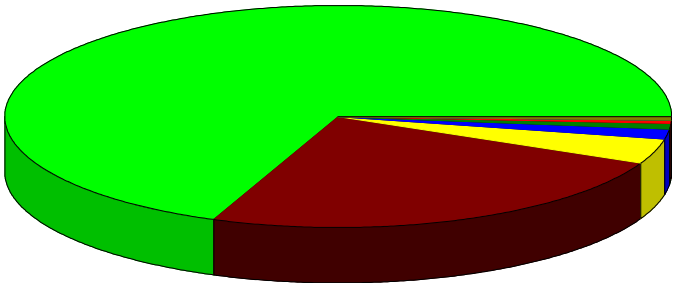
	TOTAL				
	Oct 25	Jan - Oct 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Donations-Income	0.00	0.00	30,000.00	-30,000.00	0.0%
Grant Income	0.00	0.00	170,000.00	-170,000.00	0.0%
Total Income	0.00	0.00	200,000.00	-200,000.00	0.0%
Expense					
FRWRM Grant Operations	540.00	540.00			
Entry Way Improvements	0.00	15,064.22	170,000.00	-154,935.78	8.86%
Fire Mitigation	30,010.00	30,010.00	279,000.00	-248,990.00	10.76%
Tract K Trail Realignment	0.00	0.00	30,000.00	-30,000.00	0.0%
Wauconda Park	2,775.00	2,775.00	200,000.00	-197,225.00	1.39%
Total Expense	33,325.00	48,389.22	679,000.00	-630,610.78	7.13%
Net Ordinary Income	-33,325.00	-48,389.22	-479,000.00	430,610.78	10.1%
Other Income/Expense					
Other Income					
Other Income					
Transfer from General Fund	0.00	388,240.00	388,240.00	0.00	100.0%
Total Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Total Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Net Other Income	0.00	388,240.00	388,240.00	0.00	100.0%
Net Income	-33,325.00	339,850.78	-90,760.00	430,610.78	-374.45%

Income and Expense by Month
January through October 2025



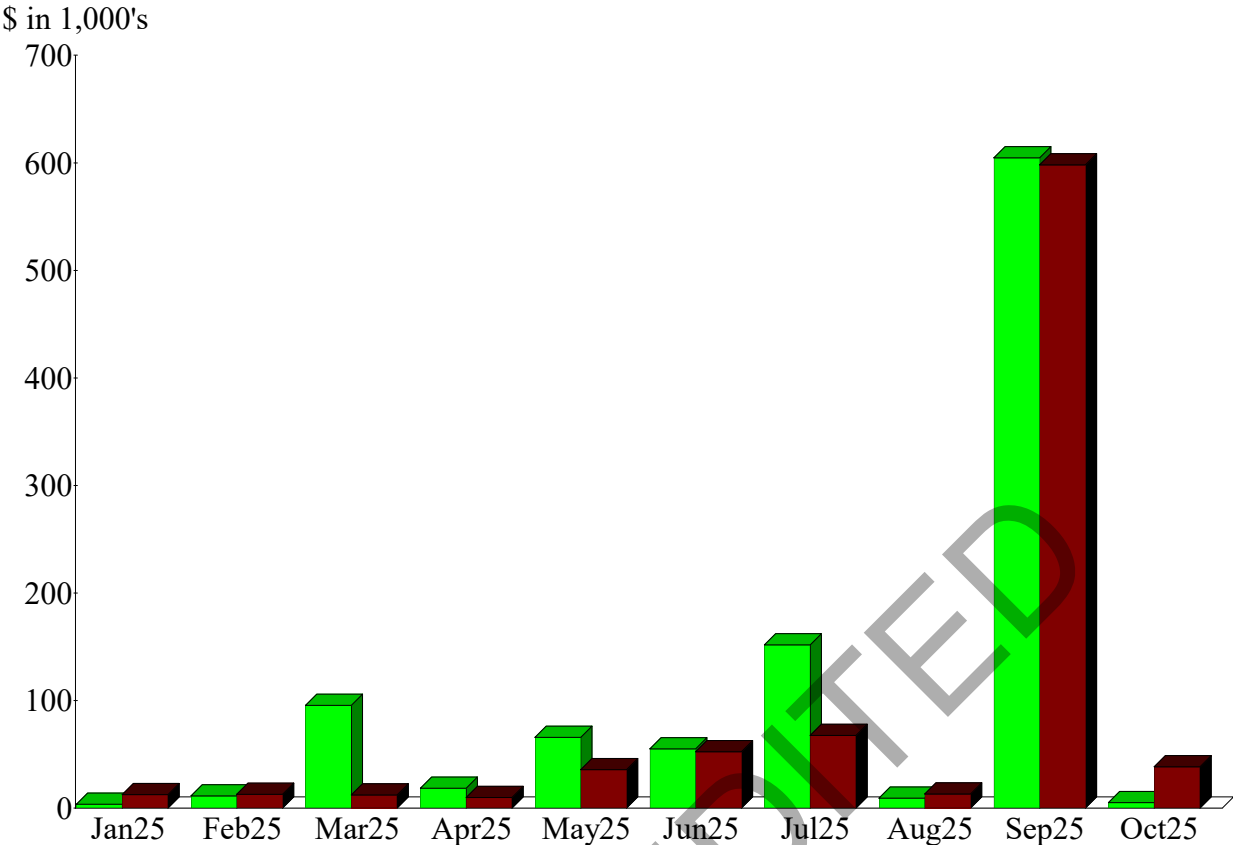
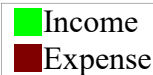
Income Summary
January through October 2025

Other Income	69.00%
Property Taxes	24.26
Interest Income	3.81
Specific Ownership Tax	1.46
Conservation Trust Fund	0.82
Senior/Veteran/Personal Exempt	0.63
Miscellaneous Income	0.03
Abatements & Ommitted	\$-158.38
Sub-Total	\$1,021,840.52



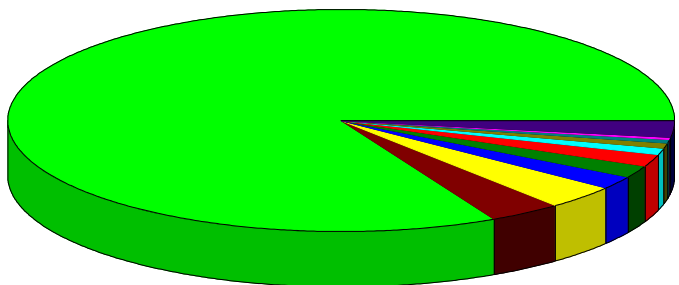
By Account

Income and Expense by Month
January through October 2025



Expense Summary
January through October 2025

Other Expense	82.63%
District Management	3.55
Fire Mitigation	3.52
Slash Pick-Up and Burn	1.93
Legal	1.82
Entry Way Improvements	1.77
Landscape & Open Space Maint	0.99
Insurance	0.83
Directors Fees	0.55
Treasurer Collection Fee - O&M	0.45
Other	1.97
Total	\$853,420.02



By Account



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Perry Park Metropolitan District

Payment Request

11/13/2025

General Fund

Company	Invoice	Date	Amount	Comments
Darren Hill	110525DH	11/5/2025	\$ 92.35	Monthly
Joseph Brickweg	110525JB	11/5/2025	\$ 92.35	Monthly
Carsten Baumann	110525CB	11/5/2025	\$ 92.35	Monthly
Kirk Mulbach	110525KM	11/5/2025	\$ 92.35	Monthly
Keith Worley	110525KW	11/5/2025	\$ 92.35	Monthly
Collins Cole Winn Ulmer	8186	10/15/2025	\$ 185.00	
CORE Electric #26885500	102125	10/21/2025	\$ -	Credit Balance (\$344.71)
CORE Electric #22345800 (Sign Pump)	102125	10/21/2025	\$ 20.36	Auto-Pay
Douglas County Clerk & Recorder	100825	10/8/2025	\$ 25.00	
Parker Port-A-Potty, Inc.	1126978	11/03/2025	\$ 160.00	Monthly
University of Colorado Denver	223-63100272	10/30/2025	\$ 2,775.00	
WSDM Managers	1099	10/31/2025	\$ 3,099.00	Monthly
WSDM Managers	1126	10/31/2025	\$ 1,437.61	CORA Request
WSDM Managers	1125	10/31/2025	\$ 540.00	FRWRM Grant Operations
Total:			\$ 8,703.72	

First Bank Checking Balance	24,735.49	
Less this month's payables	(8,703.72)	
Bank Balance after payables	16,031.77	

, President

Added at Board Meeting

Company	Invoice	Date	Amount	Comments
Total:			\$ -	

Updated Bank Balance & PayablesTotal

First Bank Checking Balance	24,735.49	
Less this month's payables	(8,703.72)	
Bank Balance after payables	16,031.77	