



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

Thursday, February 13, 2025 – 6:00 PM

Perry Park Country Club
7047 Perry Park Boulevard
Larkspur, CO 80118

-AND-

Please join the meeting from your computer, tablet, or smartphone.

<https://video.cloudoffice.avaya.com/join/732402898>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 732-402-898

Board of Director	Title	Term
Darren Hill	President	May 2027
Joseph Brickweg	Vice President	May 2027
Jill Arthurs	Treasurer	May 2025
Steven Ostrowski	Secretary	May 2025
Christian M. Warren	Assistant Secretary	May 2025

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 January 16, 2025 (enclosed)

2) Correspondence

3) Public Comment

The Board and District staff truly value the public’s input. Please respect the following when making formal comments to the Board of Directors:

- A. 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. Entry Committee – Director Arthurs
- B. Firewise Committee – Directors Brickweg & Hill
- C. Parks and Open Space Committee – Director Ostrowski
- D. Communications Committee – Director Ostrowski
- E. Independence Day Committee – Director Warren
- F. Roads Committee – Director Warren

6) Financial Matters

- A. Review and consider acceptance of January 31, 2025, Unaudited Financial Status (under separate cover)
- B. Review and approve through February 13, 2025 Payables (under separate cover)

7) Management Matters

8) Legal Matters

- A. Review and consider adoption of Resolution Designating the Official Custodian of Records and Adopting A Policy on Responding to Open Records Requests (under separate cover)
- B. Review and consider adoption of Audit Exemption Resolution (under separate cover)

9) New Business

- A. Committee assignments
- B. Request from resident Gary Dunning to solicit petition signatures at the Perry Park entrance

10) Old Business

- A. Tract K
- B. Benches

11) Adjournment

- The next regularly scheduled meeting is scheduled for March 13, 2025, at 6:00 pm



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**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD JANUARY 16, 2025
AT 6:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Perry Park Metropolitan District was held on Thursday, January 16, 2025, at 6:00 p.m., at the Perry Park Country Club, and via telephone/videoconference.

Directors in Attendance

Darren Hill, President
Joseph Brickweg, Vice President
Steven Ostrowski, Secretary
Christian M. Warren, Assistant Secretary

Directors Absent

Jill Arthurs, Treasurer (excused)

Also in attendance were:

Beth Diana, WSDM District Managers
Rebecca Harris, WSDM District Managers
Keith Worley, Fire Committee Secretary
Doug Duvigneaud, Resident (virtual)

1. Administrative Matters

A. Call to Order

President Hill called the meeting to order at 6:00 p.m. A quorum was confirmed.

B. Director Qualifications and Disclosures

Conflict Disclosure Statements have been filed with the Secretary of State's Office and all Directors stated they had no additional conflicts of interest regarding District business to disclose.

C. Review and Approval of the Agenda

After review, Director [REDACTED] motioned to approved the Agenda as amended to include .
Seconded by Director [REDACTED] . Motion passed unanimously.

D. Consider Approval of Regular Meeting Minutes from December 12, 2024.

After review, Director Brickweg motioned to approve as amended. Seconded by Director Warran. Motion passed unanimously.

2. Correspondence

None

3. Public Comment

Keith Worley, Fire Committee Secretary, requested an additional legal review of the entryway easements. Director Warren stated that legal counsel had already provided a legal opinion on the easements and that additional review was unnecessary.

4. Director Items/Comments

None

5. Committee Reports

- A. Entryway Committee – Director Arthurs
- B. Firewise Committee – Directors Brickweg and Hill
Discussion information needed
- C. Parks and Open Space Committee – Director Ostrowski
Discussion information needed
- D. Communications Committee – Director Ostrowski
Discussion information needed
- E. Independence Day Committee – Director Warren
Discussion information needed

6. Financial Matters

- A. Review and consider acceptance of December 31, 2024 Unaudited Financial Status
Director Brickweg motioned to approve the Unaudited Financials as presented. Seconded by Director Ostrowski. Motion passed unanimously
- B. Review and approve through January 16, 2025 Payables
Director Brickweg motioned to approve the payables as presented. Seconded by Director Ostrowski. Motion passed unanimously.

7. Management Matters

Ms. Harris and Ms. Diana updated the Board on the election status, website banner, renewal of the 2025 smoke pile permit, PO Box expense, CEGR law invoice, Perry Park County Club reservation for the Board's 2025 meetings, CSD Pool's information regarding community bonfires, and audit exemption resolution.

8. Legal Matters

- A. Review and consider adoption of Indemnification Resolution
After review, Director Warren motioned to adopt the resolution as presented. Seconded by Director Ostrowski. Motion passed unanimously.

9. New Business

- A. Perry Park Water & Sanitation District election coordination
Ms. Harris notified the Board that Perry Park Water & Sanitation District (PPWSD) requested

that the polling place be coordinated with Perry Park Metro District. After discussion, the Board supported coordinating the polling place with PPWSD at the Perry Park Country Club. The Board also discussed the statutory requirements for the Call for Nominations.

10. Old Business

A. Tract K

Discussion was had about attorney Kathryn Winn's email notifying the Board that her law firm was not engaged to represent the Perry Park Community Fund. Director Brickweg, who represented the Perry Park Community Fund Board, motioned to engage Ms. Winn's law firm to represent the Perry Park Community Fund. Director Warren noted the closing must take place by January 31, 2025. Seconded by Director Warren, who also represented the Perry Park Community Fund. Director Ostrowski abstained. Motion passed.

B. Norris Design Contract

After discussion, Director Brickweg motioned to approve the contract with the addendum. Seconded by President Hill. Director Ostrowski abstained. Motion passed.

C. Entryway Benches

Director Brickweg updated the Board on the status of the benches and conversations with the Douglas County Land Conservancy. Discussion was had about the number of benches and bench color.

11. Adjournment

Director Warren motioned to adjourn the meeting at 7:03 p.m. Seconded by President Hill. Motion passed unanimously.

Respectfully submitted,

By: Recording Secretary