



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

Thursday, March 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 and Regular Meeting Minutes from February 13, 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 – Director Brickweg
- C. Parks and Open Space Committee – Director Ostrowski
- D. Communications Committee – Director Ostrowski
- E. Events and Activities Committee – President Hill

6) Financial Matters

- A. Review and consider acceptance of February 28, 2025, Unaudited Financial Statements (enclosed)
- B. Review and approve through March 13, 2025 Payables (under separate cover)

7) Management Matters

- A. Election Update

8) Legal Matters

- A. Review and consider adoption of Cancellation of Election and Declaration Deeming Candidates Elected Board of Directors Resolution (under separate cover)

9) New Business

10) Old Business

- A. Tract K
- B. Benches

11) Adjournment

- The next regularly scheduled meeting is April 10, 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, a motion to approve the amended agenda was made and seconded. 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 Warren. Motion passed unanimously.

2. Correspondence

There was no discussion.

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

Director Brickweg commented on the slash pile burn, fire pond, and spring Firewise event planning.

C. Parks and Open Space Committee – Director Ostrowski

Director Ostrowski walked through the maintenance areas with American Landscaping Service. American Landscaping Service was expected to provide a quote. Director Ostrowski notified the Board that he would be receiving a final report presentation printed by UC Denver for Wauconda Park.

D. Communications Committee – Director Ostrowski

Director Ostrowski updated meeting notices on the Google calendar and website per the Board's request.

E. Independence Day Committee – Director Warren

Director Warren notified the Board that he continues to seek firms capable of providing a fireworks show this year but has not yet received confirmation.

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

**MINUTES OF THE REGULAR BOARD MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD FEBRUARY 13, 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, February 13, 2025, at 6:00 p.m., at the Perry Park Country Club, and via telephone/videoconference.

Directors in Attendance

Darren Hill, President
Steven Ostrowski, Secretary (joined virtually at 6:32pm)
Christian M. Warren, Assistant Secretary
Jill Arthurs, Treasurer

Directors Absent

Joe Brickweg, Vice President (excused)

Also in attendance were:

Beth Diana, WSDM District Managers
Rebecca Harris, WSDM District Managers
Keith Worley, Fire Committee Secretary
Barb Martin Worley, Resident
Tony Caterina, Resident
Carolyn Jones, Resident
Pamela Wood, Resident
Carsten Baumann, Resident
Steve Rea, Resident
Kirk Mulbach, Resident
Kim Carlsen, Resident
Ben Carlsen, Resident
Gary R Wood, Resident
Elaine Petro, Resident
Steve Warrington, Resident
Russ Minary, Resident
Gary Dunning, Resident
Beverly O'Donnell, Resident
Bonnie Schwam, Resident
Brian Arthurs, Perry Park Water & Sanitation District
Al Sedmak, Resident
Randy Johnson, Resident
Sue, attended virtually
Kirk, attended virtually

1. Administrative Matters

A. Call to Order

President Hill called the meeting to order at 6:03 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, a motion was made by Director Warren to add Sandstone Ranch Camping as a New Business item to the agenda, seconded by Director Arthurs. Motion passed unanimously.

D. Consider Approval of Regular Meeting Minutes from January 16, 2025.

Director Warren motioned to table review of the minutes until the March meeting, seconded by Director Arthurs. Motion passed unanimously.

2. Correspondence

Director Arthurs notified the Board that she received an invoice from Perry Park Water & Sanitation District for the use of the fire hydrant water for the slash pile burn in the amount of \$195 and requested that it be added to the payables.

3. Public Comment

Brian Arthurs, a member of the Board of Directors for the Perry Park Water and Sanitation District (PPWSD), commented on the Gateway Pond application, PPWSD coordination with the Perry Park Country Club for new cell towers, slash pile burn water bill, and the lease agreement with PPWSD for the slash pile burn on PPWSD land. Mr. Arthurs notified the Board that PPWSD would be considering a resolution opposing camping in Sandstone Ranch. Director Warren advised that PPWSD communicate with Director Brickweg and Director Ostrowski regarding cell towers. Mr. Worley, commented that per Robert's Rule of Order an abstention is considered part of the majority vote and an explanation for abstention is not required. Ms. Schwam commented the holiday lights were taken down in front of park. Next year she would like more volunteers to help with the lights and inquired about sending a notification to the community requesting help. Mr. Dunning inquired about setting up a booth on February 22 to obtain signatures for a petition opposing camping in Sandstone Ranch. Director Warren commented that the Metro District does not have authority over the Sandstone Ranch camping land use item. Director Arthurs commented the Larkspur Fire Department would be voting on a resolution opposing Sandstone Ranch camping. Mr. Warrington commented that the community should concentrate its opposition to Sandstone Ranch camping on the high fire risk. Ms. O'Donnell inquired if the Metro District pays for insurance to protect against fire. The Board advised that it does pay for insurance against fire. Mr. Baumann commented that the community should identify litigation attorneys within the Metro District and request their assistance in litigating camping in Sandstone Ranch if the Board of County Commissioners approves the use. He also commented on the economics of the use. A member of the public thanked the Metro District for the fire mitigation work. They commented that the Metro District should coordinate with other fire districts and metro districts for fire prevention. Ms. Wood reported on the Board of County Commissioners meeting. Ms. Kennedy commented about the social media pages and petitions opposing Sandstone Ranch camping. A member of the public commented that the Douglas County Land Conservancy had not been contacted by Douglas County. Mr. Johnson thanked residents for

their presentation to the Board of County Commissioners and commented that Douglas County Trails and Open Space would be preparing a study for the County Commissioners. Ms. Martin inquired about involving insurance companies in the Sandstone Ranch camping conversation. A member of the public read a proposed resolution for the Metro District Board to consider for adoption. A member of the public inquired about the next Board of County Commissioners election.

4. Director Items/Comments

There was no discussion.

5. Committee Reports

A. Entryway Committee – Director Arthurs

Director Arthurs notified the board that the water tap would be ready for installation once the ground thaws and discussed the Norris Design kickoff meeting.

B. Firewise Committee – Director Brickweg and President Hill

President Hill notified the Board the slash pile was burned. The Metro District received the Forest Restoration and Wildfire Mitigation (FRWRM) Grant, which covers half the cost of the District's large-scale mitigation project. President Hill stated that 77 residents had already signed up to be part of the grant, and if any funds were left over, they would be available to residents on a first-come-first-served basis. Director Ostrowski and President Hill commented that the grant enabled the Metro District to shorten the 5-year mitigation program to just one year. President Hill invited the community to the Firewise Community meeting on March 29.

C. Parks and Open Space Committee – Director Ostrowski

Director Ostrowski met with a landscape contractor, who would provide an estimate for the park. Director Ostrowski updated the Board on the park design process. Mr. Worley updated the Board about the insectary program application.

D. Communications Committee – Director Ostrowski

Director Ostrowski commented he would post the Board's position on Sandstone Ranch on social media and notified the Board the Microsoft licenses would be transferred to SIPA.

E. Independence Day Committee – Director Warren

Director Warren informed the Board that three companies have indicated they are unable to conduct a fireworks show due to staffing issues. Discussion was had about last year's laser show and the cost and process of having a fireworks show. One company quoted \$75,000 for a 20-30 minute show. Donations are needed for a fireworks show due to the cost. A member of the public suggested alternatives to a fireworks show, such as a barbeque or dance.

6. Financial Matters

A. Review and consider acceptance of January 31, 2025 Unaudited Financial Status

Ms. Diana reviewed the financials. President Hill motioned to approve the Unaudited Financials as presented, seconded by Director Arthurs. Motion passed unanimously

B. Review and approve through February 13, 2025 Payables

Discussion was had about the CEGR Law invoice. Director Arthurs motioned to amend the payables to include Perry Park Water and Sanitation District and Core Electric invoices and removal of Director Brickweg's invoice for a total of \$4,563.34, seconded by Director Warren.

Motion passed unanimously.

7. Management Matters

Ms. Harris and Ms. Diana provided information about the election.

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

After review, Director Warren motioned to adopt the resolution as presented, seconded by President Hill. Motion passed unanimously.

- B. Review and consider adoption of Audit Exemption Resolution

After review, Director Warren motioned to adopt the resolution as presented, seconded by Director Arthurs. Motion passed unanimously.

9. New Business

- A. Committee assignments

After discussion, President Hill motioned Director Arthurs as Entry Committee Chair, Director Brickweg as Firewise Committee Chair, Director Ostrowski as Parks and Open Space Committee Chair and Communications Committee Chair, renaming of the Independence Day Committee to Events and Activities Committee, President Hill as Events and Activities Committee Chair, and elimination of the Roads Committee, seconded by Director Arthurs. Motion passed unanimously.

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

After discussion, President Hill motioned to approve the request, seconded by Director Warren. Motion passed unanimously.

- C. Sandstone Ranch Camping

After reviewing the proposed resolution opposing camping in Sandstone Ranch, President Hill requested that the Larkspur Fire Department opinion be omitted. Director Warren motioned to approve the resolution with the change requested by President Hill, seconded by Director Arthurs. Motion passed unanimously.

10. Old Business

- A. Tract K

After discussion, Director Warren motioned that the Board cover the legal costs for reviewing the Tract K agreement between the Tract K landowner and the Perry Park Community Fund, with expenses not to exceed \$10,000, seconded by President Hill. Motion passed unanimously.

- B. Entryway Benches

Tabled.

11. Adjournment

Director Warren motioned to adjourn the meeting at 8:01 p.m., seconded by President Hill. Motion passed unanimously.

Respectfully submitted,

By: Recording Secretary

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Perry Park Metropolitan District

Balance Sheet

03/06/25

As of February 28, 2025

Accrual Basis

	Feb 28, 25
ASSETS	
Current Assets	
Checking/Savings	
First Bank Checking	29,136.58
Colo Trust General - 2320	11,114.10
Colo Trust Conservation - 2321	63,778.90
Colo Trust Reserve - 8001	902,679.79
Total Checking/Savings	1,006,709.37
Other Current Assets	
Prepaid Expense	5,720.00
Total Other Current Assets	5,720.00
Total Current Assets	1,012,429.37
TOTAL ASSETS	1,012,429.37
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	9,392.88
Total Accounts Payable	9,392.88
Other Current Liabilities	
Payroll Liabilities	122.40
Total Other Current Liabilities	122.40
Total Current Liabilities	9,515.28
Total Liabilities	9,515.28
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	170,996.66
Net Income	-230.44
Total Equity	1,002,914.09
TOTAL LIABILITIES & EQUITY	1,012,429.37

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

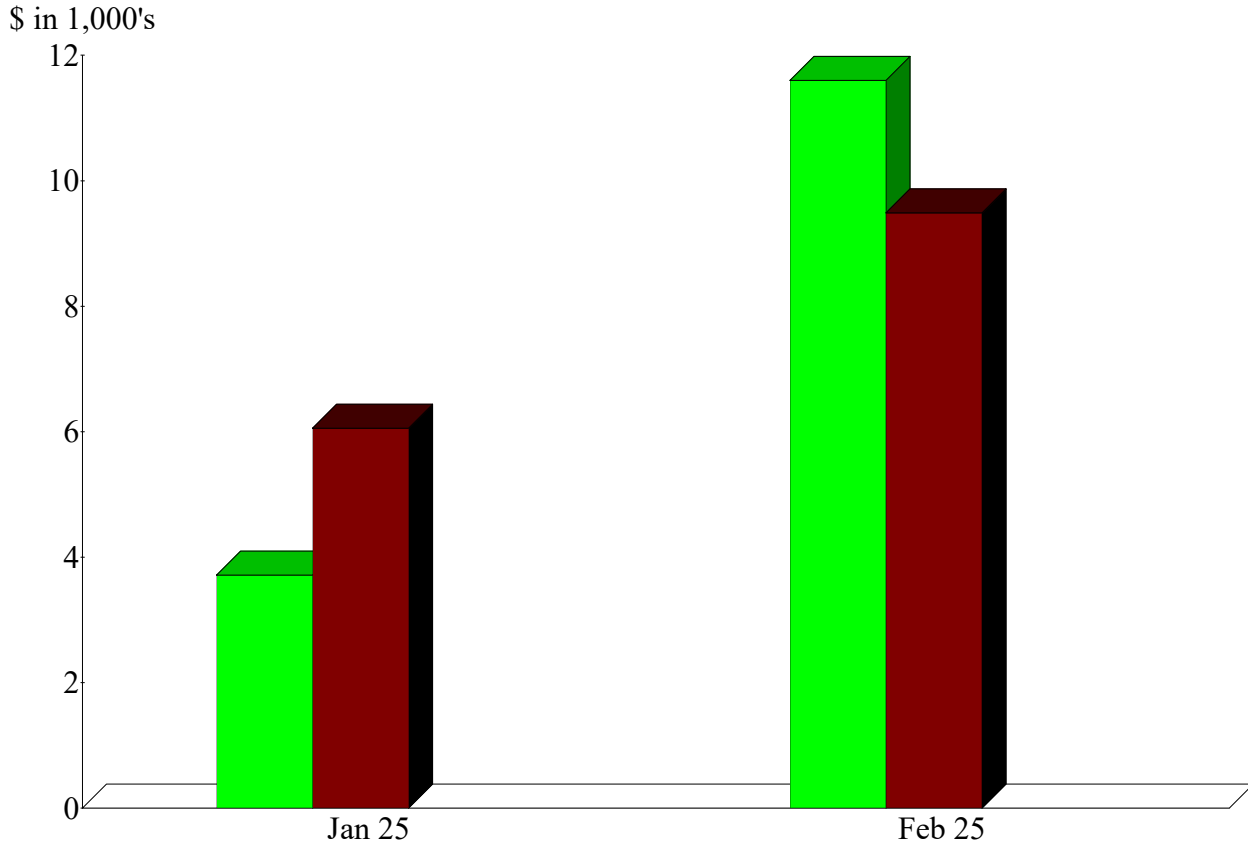
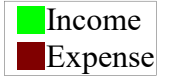
	General Fund				
	Feb 25	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
	TOTAL				
Ordinary Income/Expense					
Income					
Conservation Trust Fund	0.00	0.00	12,000.00	-12,000.00	0.0%
Property Taxes	6,563.91	6,563.91	258,881.00	-252,317.09	2.54%
Specific Ownership Tax	1,699.08	1,699.08	18,122.00	-16,422.92	9.38%
Interest Income	36.39	76.36	20,000.00	-19,923.64	0.38%
Total Income	8,299.38	8,339.35	309,003.00	-300,663.65	2.7%
Expense					
Bank Fees	4.00	8.00	50.00	-42.00	16.0%
Contingency	0.00	0.00	20,000.00	-20,000.00	0.0%
Directors Fees	400.00	800.00	10,000.00	-9,200.00	8.0%
District Management	3,000.00	6,000.00	36,000.00	-30,000.00	16.67%
Dues & Subscriptions	1,044.35	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	352.96	514.96	10,000.00	-9,485.04	5.15%
Engineering - Water Consultant	0.00	484.00			
Grant Writing	0.00	0.00	3,500.00	-3,500.00	0.0%
Information Technology	0.00	0.00	3,000.00	-3,000.00	0.0%
Insurance	0.00	0.00	6,200.00	-6,200.00	0.0%
Landscape & Open Space Maint	0.00	0.00	16,500.00	-16,500.00	0.0%
Lease/Purchased Water Replacem	0.00	0.00	1,000.00	-1,000.00	0.0%
Legal	1,981.00	3,450.00	15,000.00	-11,550.00	23.0%
Park Maintenance	0.00	0.00	1,500.00	-1,500.00	0.0%
Payroll Taxes	30.60	61.20	600.00	-538.80	10.2%
Postage & Copies	0.00	0.00	100.00	-100.00	0.0%
Repairs & Maintenance	160.00	320.00	6,500.00	-6,180.00	4.92%
Seasonal Activities	0.00	0.00	2,000.00	-2,000.00	0.0%
Slash Pick-Up and Burn					
Spring Canyon Lease	0.00	0.00	1,200.00	-1,200.00	0.0%
Mailer Postage	0.00	0.00	2,000.00	-2,000.00	0.0%
Slash Pick-Up and Burn - Other	2,370.57	2,565.57	50,000.00	-47,434.43	5.13%
Total Slash Pick-Up and Burn	2,370.57	2,565.57	53,200.00	-50,634.43	4.82%
Treasurer Collection Fee - O&M	98.46	98.46	3,883.00	-3,784.54	2.54%
Utilities	47.94	47.94	2,000.00	-1,952.06	2.4%
Weed & Pest Control	0.00	0.00	7,000.00	-7,000.00	0.0%
Total Expense	9,489.88	15,394.48	203,533.00	-188,138.52	7.56%
Net Ordinary Income	-1,190.50	-7,055.13	105,470.00	-112,525.13	-6.69%
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	0.00	316,939.00	-316,939.00	0.0%
Total Other Expense	0.00	0.00	705,179.00	-705,179.00	0.0%
Total Other Expense	0.00	0.00	705,179.00	-705,179.00	0.0%
Net Income	-1,190.50	-7,055.13	-599,709.00	592,653.87	1.18%

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

Project Fund

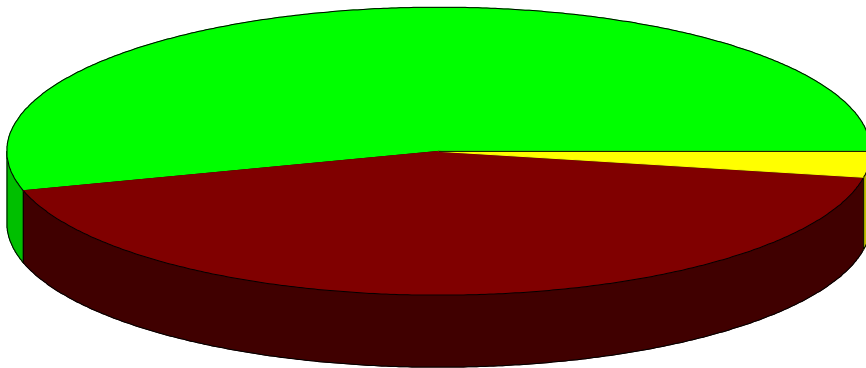
	TOTAL				
	Feb 25	Jan - Feb 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense					
Income					
Donations-Income	0.00	0.00	30,000.00	-30,000.00	0.0%
Grant Income	0.00	0.00	170,000.00	-170,000.00	0.0%
Interest Income	3,300.83	6,974.69			
Total Income	<u>3,300.83</u>	<u>6,974.69</u>	<u>200,000.00</u>	<u>-193,025.31</u>	<u>3.49%</u>
Expense					
Entry Way Improvements	0.00	150.00			
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	<u>0.00</u>	<u>150.00</u>	<u>509,000.00</u>	<u>-508,850.00</u>	<u>0.03%</u>
Net Ordinary Income	<u>3,300.83</u>	<u>6,824.69</u>	<u>-309,000.00</u>	<u>315,824.69</u>	<u>-2.21%</u>
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	<u>0.00</u>	<u>0.00</u>	<u>388,240.00</u>	<u>-388,240.00</u>	<u>0.0%</u>
Total Other Income	<u>0.00</u>	<u>0.00</u>	<u>388,240.00</u>	<u>-388,240.00</u>	<u>0.0%</u>
Net Other Income	<u>0.00</u>	<u>0.00</u>	<u>388,240.00</u>	<u>-388,240.00</u>	<u>0.0%</u>
Net Income	<u><u>3,300.83</u></u>	<u><u>6,824.69</u></u>	<u><u>79,240.00</u></u>	<u><u>-72,415.31</u></u>	<u><u>8.61%</u></u>

Income and Expense by Month
January through February 2025

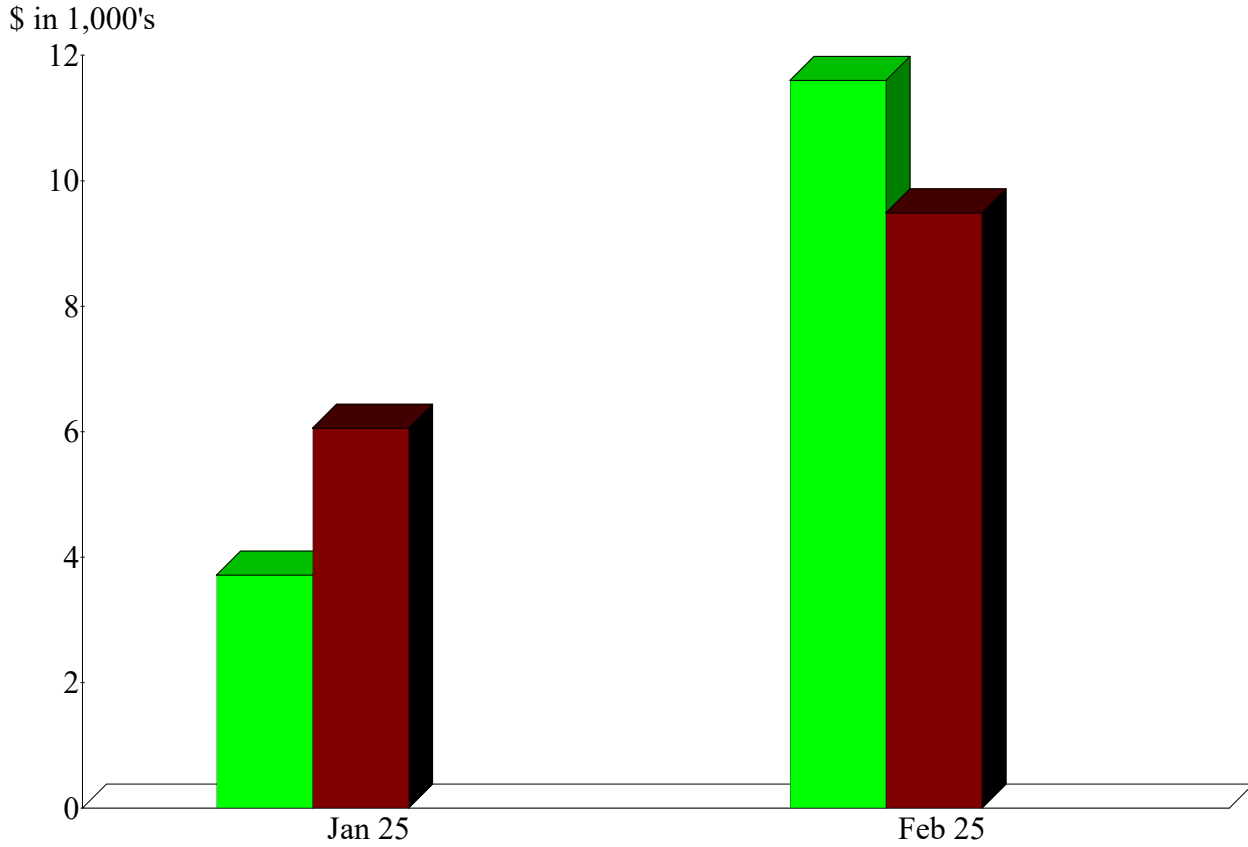
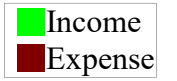


Income Summary
January through February 2025

General Fund	54.46%
Reserve Fund	42.68
Project Fund	2.86
Total	\$15,314.04

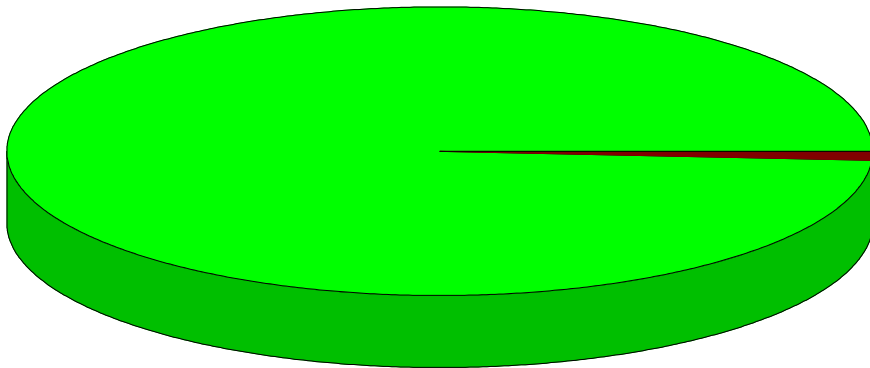


Income and Expense by Month
January through February 2025



Expense Summary
January through February 2025

General Fund	99.04%
Project Fund	0.96
Total	\$15,544.48





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Perry Park Metropolitan District

PAYMENT REQUEST

3/13/2025

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Darren Hill	031325DH	3/13/2025	\$ 92.35	
Joseph Brickweg	031325JB	3/13/2025	\$ 92.35	
Steven Ostrowski	031325SO	3/13/2025	\$ 92.35	
Christian M Warren	031325CW	3/13/2025	\$ 92.35	
Jill Arthurs	031325JA	3/13/2025	\$ 92.35	
Collins Cole Winn Ulmer	7298	2/10/2025	\$ 1,981.00	
Fischer Enterprises, Inc	15080	2/17/2025	\$ 685.80	slash pile burn clean up
Jackson 105 Fire Protection District	2272025	2/27/2025	\$ 1,581.75	apparatus and personnel for slash pile burn
Martin and Wood	28140	1/31/2025	\$ 484.00	
Parker Port-A-Potty, Inc.	1123686	2/24/2025	\$ 160.00	Monthly
USPS	3022025	3/2/2025	\$ 74.00	Annual PO Box Fee (auto-draft on 3/15)
Special District Association (SDA)	2212025	2/21/2025	\$ 1,044.35	Annual dues
WSDM District Managers	679	2/28/2025	\$ 3,455.98	Monthly (includes election expenses & reimbursements)
TOTAL			\$ 9,928.63	

_____, President

First Bank Checking	\$ 29,140.58
Payables for this month	\$ (9,928.63)
Checking Balance After Draw	\$ 19,211.95