

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD April 10, 2025
AT 6:00 PM**

Pursuant to posted notice, the special meetings of the Board of Directors of the Perry Park Metropolitan District was held on April 10, 2025 at 6:00 PM at the Perry Park Country Club – 7047 Perry Park Boulevard, Larkspur, CO 80118 and via tele/videoconference: <https://video.cloudoffice.avaya.com/join/732402898>.

Attendance:

In attendance were Directors:

Darren Hill,	President
Joeseeph Brickweg,	Vice President
Jill Arthurs,	Treasurer
Christian M. Warren,	Assistant Secretary

Directors Attending Virtually

Steven Ostrowski,	Secretary
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Also in attendance were:

Beth Diana,	WSDM District Managers
Jak Pattamasaeve,	WSDM District Managers
Rebecca Harris,	WSDM District Managers
Danielle Daigle-Chavez,	WSDM District Managers
Douglas Stallworthy,	Collins, Cole, Winn, and Ulmer
Keith Worley,	Firewise Committee Secretary, Resident
Carsten Baumann,	Resident
Randy Johnson,	Resident
Elaine Petro,	Resident
Kirk Mulbach,	Resident
Deb Lefor,	Resident
L.V.,	Resident
Todd,	Resident (virtual)
Doug Duvigneaud,	Resident (virtual)

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:00 PM 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. Approval of Agenda:

President Hill moved to amend the agenda by moving Legal Matters, Item 8, after Administrative Matters; seconded by [President/Director] [name]. Motion passed unanimously.

D. Consider approval of March 13, 2025 Regular Board Meeting Minutes:

After review, Director Arthurs moved to approve the March 13, 2025 Regular Board Meeting Minutes as presented; seconded by Director Brickweg. Motion passed unanimously.

2. Correspondence

None.

3. Public Comment:

Keith Worley, resident, thanked the three outgoing Board Members.

4. Director's Items/Comments

Director Warren thanked the public and the Board for their support. Director Ostrowski thanked the community and Board Members and noted the Board's accomplishments.

5. Committee Reports

A. Entry Committee – Director Arthurs

Director Arthurs reported on the Norris Design presentation and noted she received substantial public comment. Mr. Baumann inquired about the cost estimates for the entryway designs. Director Arthurs addressed. Director Warren inquired about the new committee chair. President Hill addressed. Director Ostrowski inquired about the level of design provided by Norris Design. Director Arthurs addressed. Director Warren inquired about the Country Club sign. Director Arthurs addressed. Director Arthurs presented the Core Electric Cooperative Cost Summary for undergrounding the utility lines. Director Warren inquired about the price range of the entryway improvements. Director Arthurs addressed. Mr. Worely inquired about the cost. Director Arthurs addressed.

B. Firewise Committee – Director Brickweg

Director Brickweg reported on the March 29 Firewise Event, provided an update on committee members, and notified the Board that the slash pick up postcard was mailed. Director Brickweg notified the Board that the FRWRM grant was approved. It was previously

approved by the Board. Director Brickweg moved that Randy Johnson be approved as the grant's project manager since the State cannot manage the project. President Hill seconded the motion. Discussion was had about Mr. Johnson's hourly rate, hours required to manage the grant program, and how the homeowner program will operate. President Hill addressed. Director Warren requested that Mr. Johnson submit a contract, including a scope of work and estimated costs. President Hill amended his motion to meet Director Warren's request. Director Ostrowski stated that additional information was needed and suggested that the next Board vote on the contract. President Hill informed the Board of the State's anticipated cost per lot for project management. Director Warren inquired if project management costs were eligible grant expenses. President Hill notified the Board that project management costs are not eligible. Mr. Johnson notified the Board that the grant program document defines the scope of work for the project. Director Warren asked for clarification on the budget allocation for project management costs. President Hill addressed. Ms. Diana inquired whether the Board wanted to consider engaging WSDM Managers to handle the project's accounting. Director Warren and Director Brickweg inquired about the project's accounting requirements. President Hill and Mr. Johnson addressed. Director Warren expressed concern about the District paying the administrative costs on a per-home basis. Director Ostrowski suggested project modifications. Discussion was had about project modifications. Mr. Johnson stated he will provide the grant program document to the Board. Mr. Pattamasaevi notified the Board of contractor insurance requirements and asked the Board for direction. Discussion was had about contractor's insurance. Additional discussion was had regarding the insurance requirements. Director Warren requested input from legal counsel on the insurance requirements and suggested that the homeowners be responsible for the cost of administering their mitigation project. Mr. Worley provided additional suggestions for the program. President Hill moved to engage Mr. Johnson to provide a contract, at the existing hourly rate, for project management of fire mitigation on the remaining 26 District properties, with the work to be completed within 2025; seconded by Director Arthurs. Motion passed unanimously.

C. Parks and Open Space Committee – Director Ostrowski

Director Ostrowski reported that several landscape maintenance contractors never provided quotes, and therefore, the current contractor, Larkspur Outdoor Maintenance, will continue to maintain the District's properties. Director Ostrowski updated the Board about the contractor spraying the weeds and notified the Board that there is community interest in improving Wauconda Park. Director Arthurs will provide contact information for a landscape maintenance company to Director Ostrowski.

D. Communications Committee – Director Ostrowski

Director Ostrowski stated there are no items to discuss.

E. Events and Activities Committee – President Hill

Director Hill reported that he would kick off the planning for the 4th of July soon. Discussion was had about fireworks.

6. Financial Matters

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

Ms. Diana reviewed the unaudited financials. Mr. Pattamasaevi notified the Board that the Board must approve each monthly transfer. Director Brickweg moved that only thirty thousand dollars should remain in the operating account, with additional funds to be transferred to the Colo Trust account; seconded by President Hill. Motion passed unanimously. Director Warren inquired about the legal expenses. Ms. Diana addressed. Ms. Diana notified the Board that the budget for the entryway improvements was missing from the financials shown in the Board's packet, but had been updated. Director Warren inquired about the Tract K Trail Realignment line item. Director Arthurs addressed. Director Warren inquired about the Income Summary. Mr. Pattamasaevi addressed. Director Warren moved to approve the March 31, 2025 Unaudited Financials as presented; seconded by Director Brickweg. Motion passed unanimously.

B. Review and consider approval through April 10, 2025 Payables

Ms. Diana presented the Payables for the period and requested to add SIPA for one thousand two hundred forty dollars for a total of eight thousand two hundred nine dollars and seventy-five cents and Core Electric for thirty-six dollars and ten cents. Director Arthurs inquired about the WSDM invoice. Ms. Diana addressed. After discussion, Director Arthurs moved to approve the payables as amended; seconded by President Hill. Motion passed unanimously.

Director Brickweg notified the Board that the debit card had expired and he requested a new card.

7. Management Matters

No items to discuss.

8. Legal Matters

A. Tract K memo presented by attorney Douglas Stallworthy.

Douglas Stallworthy, an attorney, presented the Tract K memo. The easement, location of Tract K, deed restrictions, and associated risk were discussed. Director Warren asked if there were any issues transferring the land to the District. Mr. Stallworthy stated the potential problems were outlined in the memo. Carsten Baumann, resident, asked if there was any additional District liability. Mr. Stallworthy stated the liability is the same for Tract K as other District owned land. Director Warren noted that the land is not insured under the District's insurance, so there is risk for the Perry Park Community Fund, and the importance of transferring the land to the District as soon as possible. Mr. Baumann inquired about the Board of Directors for the Perry Park Community Fund. President Hill and Mr. Stallworthy addressed. Director Ostrowski noted that Tract K will need to be added to the District's insurance. Director Warren noted that the insurance company was contacted, and there is no additional cost for the District to insure the land. Ms. Diana stated that if there is no additional signage, fencing, or other items on the property the Board wants to insure, there is no increase in cost. Director Warren inquired about the additional requirements of the Perry Park Community Fund. Mr. Stallworthy addressed. Discussion was had about the Douglas County Land Conservancy and the trail in Tract K. Discussion was had about the title insurance. Mr. Pattamasaevi inquired about the enforcement of the deed restrictions. Mr. Stallworthy addressed. Director Brickweg inquired about the previous landowner's enforcement rights and raised concerns about legal view. Mr. Stallworthy and Director Warren addressed. Director

Warren inquired about multiple-year contracts. Mr. Stallworthy addressed. Kirk Mulbach, resident, inquired about compliance with the deed restrictions. Mr. Stallworthy addressed. Director Arthurs inquired about weed control and chemical use. Director Brickweg and Mr. Stallworthy addressed. Director Brickweg inquired about the purpose of the information presented by legal counsel. Mr. Stallworthy requested that the Board acknowledge the risks detailed in the memo regarding the land transfer from the Perry Park Community Fund to the District. Director Ostrowski requested clarification of the motion. After discussion, Director Brickweg moved to approve the transfer of Tract K from the Perry Park Community Fund to the Perry Park Metropolitan District and acknowledged and accepted the risks outlined by legal counsel; seconded by Director Warren. Director Arthurs abstained. Motion passed.

9. New Business

A. Damage to fence along Hwy 105

President Hill updated the Board about the fence. Director Warren inquired about an incident report and insurance claim. Ms. Diana addressed. Director Warren recommended replacing the fence and notified the Board that the entire fence needs to be replaced. Discussion was had about the condition of the fence, fencing alternatives, and the contractor's quote. Director Ostrowski inquired about the Wauconda Park pavilion and insurance. President Hill addressed. The Board requested District Management obtain a quote to remove the entire fence and replace the entire fence.

10. Old Business

A. Tract K

Addressed under Legal Matters.

B. Benches

Discussion was had about submitting the entryway and bench plans for approval to the Douglas County Land Conservancy at one time. Mr. Worley provided a spillway update and stated that the spillway base measurement is four feet. Director Warren notified the Board he discussed the condition of the roadways with the County.

11. Adjournment:

President Hill requested new Board Members arrive by 5:30 to complete their Oath of Office. President Hill moved to adjourn the meeting at 7:55 PM; seconded by Director Brickweg. Motion passed unanimously.

- a. Next Regular Meeting scheduled: May 8, 2025, at 6 PM.

Beth Diana

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 10, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

A handwritten signature in black ink, appearing to read "Keith R. [unclear]".

Approved by: Secretary of the Board



Perry Park Metropolitan District April 10, 2025 Regular Board Meeting

Please print the requested information below. If you wish to address the Board during public comment, please indicate that by checking the box under the public comment column. Public comment will be taken in the order they appear on this sheet. Public comment is limited to three (3) minutes.

Name	Address	Telephone/Email	Public Comment Please check if you wish to address the Board. Please note comments are limited to 3 minutes.
Wesley Deaton	6262 Apache	303-503-1124 deb124@msn.com	<input type="checkbox"/>
Don Voth	7190 Fox Ct	914-233-9340	<input type="checkbox"/>
Keith Worley, FWC			<input type="checkbox"/>
Arden Zoungoum	6514 WINDYFOOT CT.	(949) 338-7827	<input type="checkbox"/>
RAVON TOWNSON	5621 OSAGE WAY		<input type="checkbox"/>
Shane Fehr	5235 Country Club	805-709-2864	<input type="checkbox"/>
KRISTIN BACK	6867 PINE PL	3-807-0307	<input type="checkbox"/>
			<input type="checkbox"/>
			<input type="checkbox"/>