

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD JUNE 12, 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 June 12, 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
Danielle Daigle-Chavez	WSDM District Managers
Chris Miller	M.R. Hauling
Jill Arthurs	Resident (virtual)
Sue Wells	Resident (virtual)
Elderbrook C	Resident (virtual)
Layne Vinton	Resident
Deb Lefor	Resident
Beverly O'Donnell	Resident
Tony Caterina	Resident
Randy Johnson	Resident

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 quorum or otherwise enable the Board to act.

C. Review and Approval of the Agenda

Director Worley moved to approve the agenda as presented; seconded by Director Brickweg. Motion passed unanimously.

D. Consider approval of May 8, 2025 Regular Board Meeting Minutes

After review, Director Brickweg moved to approve the May 8, 2025 Regular Board Meeting Minutes as presented; seconded by Director Worley. Motion passed unanimously.

2. Correspondence

No correspondence.

3. Public Comment

No comments.

4. Director's Items/Comments

A. Alternative Meeting Dates due to Larkspur Fire Protect District Board's Meeting Conflict

Director Worley proposed polling the Board Members, District Management, and Country Club. President Hill noted potential challenges and suggested tabling the item until after consulting with the Larkspur Fire Protection District. Item tabled.

5. Committee Reports

A. Firewise Committee

Discussion was had about the evacuation plan. Director Worley moved to mail the evacuation plan to the community with a cost not to exceed \$1,200; seconded by Director Brickweg. Motion passed unanimously. Director Baumann inquired about the evacuation plan. President Hill and Randy Johnson, Resident, addressed. Discussion was had about making Gateway Pond a fire suppression pond. Director Worley informed the Board of the initial round of insect release. Discussion was had about the slash pickup. Chris Miller, M.R. Hauling notified the Board of his pickup schedule, commented about the lack of community participation, and stated his final pickup will take place the week of July 14th. Randy Johnson informed the Board that the residents who had initially expressed interest in the FRWRM Grant Program were contacted, but he received no responses. Director Baumann inquired about the email that was sent to the residents. Discussion was had about sending an eblast to the entire community regarding the FRWRM Grant Program, including the method of email distribution. The Board requested that District Management create a dedicated fire mitigation email address and directed that all FRWRM Grant Program communications be sent from this address.

B. Parks and Open Space Committee

(1) Entry Way Subcommittee

Director Mulbach notified the Board that he would be meeting with the Douglas County Land Conservancy to discuss the entryway modifications and the benches. Discussion was had about the aesthetics of the benches, timeline for approval, and beginning construction of one of the benches. Director Brickweg addressed. Discussion was had about options for memorials. President Hill addressed. Discussion was had about modification of the existing bench. Director Brickweg addressed. Director Baumann inquired about ownership of the stone monument and sign, the variety of fencing types, coordination with the Perry Park Country Club, and requested a cohesive design aesthetic. President Hill, Director Worley, and Director Mulbach addressed. Discussion was had about trenches being cut around the bench to drain the standing water. Director Worley and President Hill addressed.

(2) Review and consider approval of playground inspection proposals.

Discussion was had about the proposals and the District's insurance company performing the inspection at no cost. Director Baumann inquired about the frequency of the inspections. President Hill addressed. Director Brickweg moved to approve spending up to \$600 on a playground inspection, contingent upon the insurance not providing a no-cost inspection; seconded by Director Worley. Motion passed unanimously. Director Mulbach notified the Board that parts of the pavilion require repairs, which can be completed by community members. Director Worley moved to authorize Director Mulbach to purchase parts for pavilion repairs, with expenses not to exceed \$500; seconded by President Hill. Motion passed unanimously.

(3) Update on Bio-Weed control program

Director Worley notified the Board that the first bio-weed control insect release was completed.

(4) Pet waste at Wauconda Park

No update.

(5) Benches

Discussed under the Entryway Subcommittee item.

C. Events and Activities Committee

President Hill notified the Board about the Larkspur Fire Protection District's special event permit fee increase. President Hill notified the Board that the estimated cost for hot dogs for the Independence Day parade would be \$1,500. President Hill notified the Board that the District received a \$20,000 grant from Douglas County and a \$2,000 grant from Elizabeth Owens for the Independence Day events. Discussion was had about collection boxes for donations. The Board addressed.

(1) Review and consider approval of Parker Port-a-Potty proposal for Independence Day Parade

(2) Review and consider approval of All Seasons Rent All grill quote for Independence Day Parade

President Hill moved to authorize the expenditure of up to \$4,800 for the Parker Port-a-Potty invoice, All Seasons Rent All grill rental invoice, and hot dog purchase; seconded by Director Baumann. Motion passed unanimously.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. Ms. Diana inquired whether the Board knew what the prepaid expense item listed on the balance sheet was and stated she would contact prior District Management for clarification. Ms. Diana noted that the fireworks were expensed to the seasonal activities line item but would be reclassified to the 4th of July Celebration line item within the Project Fund. Director Brickweg requested that the fireworks remain categorized under the seasonal activities line item. Director Worley asked about the triggers that would require a budget amendment. Director Baumann inquired about landscape line items. Director Brickweg and Rebecca Harris, WSDM Managers, addressed. Discussion was had about amending the 2025 budget to consolidate line items, and the development of the 2026 budget. After discussion, Director Brickweg moved to approve; seconded by Director Worley. Motion passed unanimously.

B. Review and consider approval through June 12, 2025 Payables

Ms. Diana presented the Payables for the period. Ms. Diana requested the payables be amended to include the May Core Electric \$17.75 invoice, June Core Electric \$17.75 invoice, the Norris Design \$5,561.25 invoice, the Parker Port-a-Potty \$1,200 invoice, and the All Seasons Grill \$905.18 invoice for an amended payables total of \$55,139.18. Discussion was had about the Norris Design invoice. Director Mulbach addressed. Director Brickweg inquired about the Larkspur Outdoor Maintenance invoices. Director Worley and Director Baumann addressed. Director Worley moved to approve as amended; seconded by President Hill. Motion passed unanimously.

7. Management Matters

Ms. Diana notified the Board that she needed some additional information from the new Board Members to create their District email addresses. Ms. Diana notified the Board that District Management applied for a grant through the Statewide Internet Portal Authority to fund an accessibility audit for the District's website and stated they would find out if the grant is awarded in August. Ms. Diana asked if members of the Board would be attending the Special District Association conference in September. Directors Mulbach and Baumann stated they would attend virtually. Ms. Diana notified the Board that District Management submitted three permits for the Independence Day events and were awaiting approval.

8. Legal Matters

No discussion.

9. New Business

No discussion.

10. Old Business

A. Tract K

President Hill notified the Board that Tract K closed and is owned by the District. Discussion was had about moving the \$30,000 Tract K maintenance funds from the Perry Park Community Fund to the District.

11. Adjournment:

Director Brickweg moved to adjourn the meeting at 7:22 p.m.; seconded by Director Worley. Motion passed unanimously. Director Worley moved to call the meeting back to order at 7:23 p.m.; seconded by President Hill. Motion passed unanimously. Discussion was had about authorizing M.R. Hauling to operate a junk dump in August for residents. Director Brickweg moved to allow M.R. Hauling access to the District's property for a junk dump and for the District to publicize the event; seconded by President Hill. Motion passed unanimously. Director Worley moved to adjourn the meeting at 7:29 p.m.; seconded by President Hill. Motion passed unanimously.

- a. Next Regular Meeting scheduled: July 10, 2025, at 6 p.m.

Beth Diana

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 12, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

Keith Worley

Approved by: Secretary of the Board







PPMD Meeting Minutes 06.12.2025 (Board Approved)

Final Audit Report

2025-07-12

Created:	2025-07-11
By:	Beth Diana (beth.d@wsdistricts.co)
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"PPMD Meeting Minutes 06.12.2025 (Board Approved)" History

-  Document created by Beth Diana (beth.d@wsdistricts.co)
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-  Document e-signed by Beth Diana (beth.d@wsdistricts.co)
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-  Document emailed to Keith Worley (forestreedev@aol.com) for signature
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