

**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.

A handwritten signature in blue ink, appearing to read "Beth A. Diana".

Submitted by: Recording Secretary

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

A handwritten signature in black ink, appearing to read "Keith Worley".

[Keith Worley \(Nov 28, 2025 08:33:05 MST\)](#)

---

Approved by: Secretary of the Board

# PPMD Meeting Minutes 10.09.2025 (Board Approved)


Final Audit Report


2025-11-28


|                 |  |
|-----------------|--|
| Created:        | 2025-11-26                                   |
| By:             | Beth Diana (beth.d@wsdistricts.co)           |
| Status:         | Signed                                       |
| Transaction ID: | CBJCHBCAABAA0xLWeMr1GmF-foyHKO6-x9mQgb5Cq9n8 |


## "PPMD Meeting Minutes 10.09.2025 (Board Approved)" History


 Document created by Beth Diana (beth.d@wsdistricts.co)  
2025-11-26 - 7:08:55 PM GMT


 Document e-signed by Beth Diana (beth.d@wsdistricts.co)  
Signature Date: 2025-11-26 - 7:09:57 PM GMT - Time Source: server

 Document emailed to keithworley@perrypark.org for signature  
2025-11-26 - 7:09:58 PM GMT

 Email viewed by keithworley@perrypark.org  
2025-11-28 - 3:31:38 PM GMT

 Signer keithworley@perrypark.org entered name at signing as Keith Worley  
2025-11-28 - 3:33:03 PM GMT

 Document e-signed by Keith Worley (keithworley@perrypark.org)  
Signature Date: 2025-11-28 - 3:33:05 PM GMT - Time Source: server

 Agreement completed.  
2025-11-28 - 3:33:05 PM GMT