

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
PERRY PARK METROPOLITAN DISTRICT  
HELD DECEMBER 11, 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 December 11, 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
Curt Hoff	Resident
Layne Vinton	Resident
Jim Godley	Resident
Tony Caterina	Resident
Elaine Petro	Resident
Alan	Resident (virtual)
Carolyn Jones	Resident (virtual)
Aaron	Resident (virtual)

**1. Administrative Matters**

**A. Call to Order & Declaration of Quorum**

The meeting was called to order at 6:00 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 a quorum or otherwise enable the Board to act.

C. Acceptance of Board Member Resignation

Moved to New Business.

D. Consider Appointment for Board Vacancy

Moved to New Business.

E. Review and Approval of the Agenda

After review, President Hill moved to approve the agenda as amended, to include moving items 1.C – Acceptance of Board Member Resignation and 1.D – Consider Appointment for Board Vacancy from Administrative Matters to New Business; seconded by Director Worley. Motion passed unanimously.

F. Consider approval of Regular Board Meeting Minutes and Annual Town Hall Meeting Minutes from November 13, 2025

After review, Director Worley moved to approve the November 13, 2025, Regular Board Meeting Minutes and Annual Town Hall Meeting Minutes as presented; seconded by Director Brickweg. Motion passed unanimously.

2. Correspondence

Director Worley noted the items received.

3. Public Comment

The Fire Chief and Jim Godley informed the Board that the top priorities are to fully staff the Perry Park fire station and to achieve accreditation. The Chief reviewed strategic priorities and encouraged public input. Questions from the Board and residents addressed equipment maintenance, housing, and staffing. A resident emphasized the importance of manning stations and shared a personal experience. Director Worley requested a meeting with the Chief regarding the costs of slash pile burning. A resident asked about recreational activity rules for the Gateway Pond and noted signage may be required; Ms. Diana suggested consulting the insurance company's Risk Assessment Team. Director Mulbach stated he would contact them. President Hill stated the District has no enforcement authority over the pond. A resident raised concerns about short-term rentals; President Hill confirmed Douglas County handles enforcement, and Director Brickweg noted the Board does not support short-term rentals.

4. Director's Items/ Comments

No items discussed.

5. Committee Reports

- A. Firewise Committee
- B. Director Brickweg reported that slash pickup was completed and that he would obtain additional cost estimates for the slash pile burn. Director Brickweg discussed potential changes to the FRWRM Grant Program for larger properties. Director Brickweg noted that the County requested the Fire Pond designation and that the responsibility for funding the dry hydrant installation remains unresolved. Director Worley noted that this is in progress, with installation required within two years of the June approval. Director Brickweg reviewed the address marker plan with the Fire Chief, who agreed it was a good idea and offered the District support.

- (1) FRWRM Grant  
Randy Johnson reported that a ranch owner with significant acreage is interested in participating in the FRWRM Grant Program.

- C. Parks and Open Space Committee

- (1) Entryway Subcommittee  
Director Mulbach provided updates on the status of the entryway project.
  - (2) Gilloon Pond Subcommittee  
Director Baumann reported that five companies were contacted, but only one submitted a proposal. The Board discussed alternative options, including working with the State Engineer. Discussion was had regarding water rights.
    - (a) Tree Removal  
Director Baumann recommended waiting for the engineering evaluation before beginning any work.
  - (3) Benches  
Layne Vinton, resident, provided an update on the status of the benches and stated delivery is expected mid-January.
  - (4) Little Library  
No discussion.
  - (5) Wauconda Park  
Director Mulbach informed the Board that the pet station is being maintained and the park improvements are moving forward.
  - (6) Bio Controls for Noxious Weeds  
No discussion.

- D. Events and Activities Committee

President Hill reported that the holiday lights had been installed and that the community bonfire is upcoming. Randy Johnson stated he would obtain the permit and coordinate with the Perry Park Water and Sanitation District. President Hill stated that at the next Committee

meeting in February, they would begin planning for Independence Day activities.

## 6. Financial Matters

### A. Review and consider acceptance of November 30, 2025, Unaudited Financial Statements

Ms. Diana presented the unaudited financials. Director Worley inquired about the submittal of the FRWRM grant reimbursements. Randy Johnson addressed. Mr. Johnson requested a motion to approve a request for reimbursement to the State for 4972 Cheyenne Dr. Director Brickweg moved to approve the submittal of the resident's application; seconded by Director Worley. Motion passed unanimously. Director Baumann inquired about the FRWRM Grant expenses. Ms. Diana addressed. Director Brickweg inquired about the stop payment fee. Ms. Diana addressed. After discussion, Director Brickweg moved to approve the unaudited financial statements as presented; seconded by Director Worley. Motion passed unanimously.

### B. Review and consider approval of Payables through December 11, 2025

Ms. Diana presented the payables for the period. Director Brickweg moved to approve the payables as presented, pending approval of the CSD Pool insurance invoice; seconded by Director Baumann. Motion passed unanimously.

## 7. Management Matters

No items to discuss.

## 8. Legal Matters

No items to discuss.

## 9. New Business

### A. Consider authorization of renewal of Special District Association (SDA) of Colorado membership for 2026

President Hill moved to approve the authorization for the renewal of SDA membership for 2026; seconded by Director Brickweg. Motion passed unanimously.

### B. Discuss and review the proposed General Liability Schedule and Limits and Property Schedule and consider approval and authorization to bind coverage – review property schedule

Director Baumann asked about liability limits. President Hill addressed. Director Brickweg moved to approve and to authorize binding coverage of the Colorado Special Districts Property and Liability Pool General Liability Schedule and Limits and Property Schedule for 2026; seconded by President Hill. Motion passed unanimously.

### C. Acceptance of Board Member Resignation

Director Brickweg submitted his resignation to the Board. President Hill moved to accept Director Brickweg's resignation; seconded by Director Mulbach. Motion passed unanimously.

### D. Consider Appointment for Board Vacancy

President Hill moved to appoint Bonnie Schwam to fill the Board vacancy; seconded by Director Baumann. Motion passed unanimously.

10. Old Business

A. Fire Pond

No items to discuss.

11. Adjournment:

President Hill moved to adjourn the meeting at 7:11 p.m.; seconded by Director Brickweg. Motion passed unanimously.

- a. Next Regular Meeting scheduled: January 8, 2026, at 6 p.m. This is a virtual-only meeting.



*Book A. Diana*

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL DECEMBER 11, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.



*Keith Worley, Secretary*

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Keith Worley, Secretary (Jan 13, 2026 14:02:05 MST)

Approved by: Secretary of the Board

## Perry Park Firewise Committee Minutes

9:00am, Tuesday, October 21, 2025, LFPD Station 1 **November 18<sup>th</sup>** Notes added in red.

In attendance: Keith Worley, Kirk Mulbach, Randy Johnson, Tony Caterina, Lisa Van Antwerp, Joe Brickweg **NTR: Nothing to Report**

### 2026 Budgets: **NTR**

- Mailers, 5 @ \$800 = \$4,000
- Slash Pick up and processing = \$55,000
- Grant Match- 50% of 2025 budget
- Oak retreatment = \$75,000
- Fire Pond Dry Hydrant = \$75,000
- Address Marker program = \$20,000

### FRWRM Grant Project- **Update by Randy**

- Contractor progressing on PPMD parcels.
- Mailer at the printer.
- Randy and Joe to contact PPCC regarding fuel treatments.
- Potential Operational Delineations (PODs), aka “Compartment” or “Sub-compartment” as priority fuel treatments within neighborhoods and along ingress/egress routes per guidelines in the CWPP. Procedures with the contractor and abutting owners discussed.
- Strategy for outreach to Windfield, as an abutting owner, discussed. Randy to coordinate with Spencer Weston, CSFS. **Consider 50:50 match for major land owners. Landowners to provide match. Related to PODs and Compartment boundaries.**
- Homeowner reimbursement process recommended to be streamlined. **NOTE: Add to November BOD Agenda.**

### Fire Pond **NTR**

- Update on status pending additional information on alternatives.
- Request for Proposals in final review for engineering design per Colorado Department of Fire Prevention and Control (CDFPC) requirements.
- Funding sources to be investigated.

### Slash Pickup update **Completed by November 12<sup>th</sup>. Slash piles reappearing.**

- Zone I nearing completion, Zone 2 in progress.
- LFPD Slash pile burn permit requirements discussed- **Need to obtain estimated costs**
  - o 50 feet gravel border.
  - o Water truck, loader and personnel on site for duration of the burn.
  - o Surrounding owners to be notified.
  - o Duration of burn not to exceed 3 days.
  - o PPMD to obtain air quality permit.

### Address markers **NTR**

- Keith to follow up on costs per marker
- Installation to be determined.
- Recommended for all addresses in Perry Park.

Adjournment at 10:35am

Next Meeting November 18<sup>th</sup>.

November meeting adjourned at 10:18

# PPMD Meeting Minutes 12.11.25 FINAL

Final Audit Report

2026-01-13

Created:	2026-01-13
By:	Beth Diana (beth.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXfHlgmNu6lbSwyXgtTJYSJV07WLrythr

## "PPMD Meeting Minutes 12.11.25 FINAL" History

-  Document created by Beth Diana (beth.d@wsdistricts.co)  
2026-01-13 - 8:52:28 PM GMT
-  Document e-signed by Beth Diana (beth.d@wsdistricts.co)  
Signature Date: 2026-01-13 - 8:53:50 PM GMT - Time Source: server
-  Document emailed to Keith Worley (keithworley@perrypark.org) for signature  
2026-01-13 - 8:53:52 PM GMT
-  Email viewed by Keith Worley (keithworley@perrypark.org)  
2026-01-13 - 9:01:11 PM GMT
-  Signer Keith Worley (keithworley@perrypark.org) entered name at signing as Keith Worley, Secretary  
2026-01-13 - 9:02:03 PM GMT
-  Document e-signed by Keith Worley, Secretary (keithworley@perrypark.org)  
Signature Date: 2026-01-13 - 9:02:05 PM GMT - Time Source: server
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