

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
PERRY PARK METROPOLITAN DISTRICT
HELD NOVEMBER 13, 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 November 13, 2025, at 6:06 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
Gary Calese	Resident
Layne Vinton	Resident
Elaine Petro	Resident
Jim Safran	Resident
Sonia Safran	Resident
Jennifer Kaufman	Resident (virtual)
Alan Jones	Resident (virtual)
Mike LaRoi	Resident (virtual)
Ross Ridenour	Resident (virtual)
Aaron Mathewson	Resident (virtual)
Doug D.	Resident (virtual)

1. Administrative Matters

A. Call to Order & Declaration of Quorum

The meeting was called to order at 6:06 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. Director Baumann disclosed a conflict of interest regarding the residential portion of the FRWRM Grant, noting his participation in the program and upcoming reimbursement from the District for fire mitigation completed on his property.

C. Review and Approval of the Agenda

After review, Director Brickweg moved to approve the agenda as presented; seconded by Director Mulbach. Motion passed unanimously.

D. Consider approval of October 9, 2025, Regular Board Meeting Minutes

After review, Director Worley moved to approve the October 9, 2025, Regular Board Meeting Minutes as presented; seconded by Director Baumann. Motion passed unanimously.

2. Correspondence

Director Brickweg reviewed mail received by the District. Discussion was had about several Douglas County land use courtesy notifications. The Board directed District Management to reply that the Board opposes the short-term rental license, file number MI2025-21; the Board has no comment on the drainage easement replat, file number SB2025-038; and the Board has no comment on the lot line adjustment, file number SB2025-035. Director Baumann noted that he received multiple emails regarding Gilloon Pond.

3. Public Comment

A resident asked about willow piles and their removal. Director Worley stated he was still clearing willows, that the piles would be removed and picked up by Douglas County, and that cattails at Gilloon Pond would be discussed later in the meeting.

4. Director's Items/Comments

Director Worley commented on an ACC request and confirmed that the District does not perform HOA or ACC duties, so the request could proceed without PPMD approval. He also spoke with Douglas County regarding the spillway and noted that removal of the large willow clump on both sides was back on the Douglas County agenda for fall 2025. Concerns with the Land Conservancy were noted.

5. Committee Reports

A. Firewise Committee

Director Brickweg reported that budgets were reviewed and generally on target, with discussion continuing on the fire pond dry hydrant. Updates included grant progress, fuel treatment coordination, and mitigation strategies. The Committee recommended streamlining homeowner reimbursements and is exploring alternatives and funding for the fire pond

designation. Slash pickup is complete, and address markers for residences are under consideration. It was noted that this year marks the District's 25th year, making it one of the oldest recognized Firewise communities in the nation.

(1) FRWRM Grant

Director Brickweg moved to approve submitting eight resident applications to the Colorado State Forest Service (Franktown office) for approval, and upon approval, the District would issue reimbursement payments to the residents; seconded by Director Mulbach. Motion passed. Director Baumann abstained.

Director Brickweg moved to approve submitting the Dove Creek invoice to the Colorado State Forest Service (Franktown office) for approval; seconded by President Hill. Motion passed unanimously.

B. Parks and Open Space Committee

(2) Entry Way Subcommittee

Director Mulbach stated the project is anticipated to begin in early spring 2026, with an estimated cost over \$120,000 requiring a formal bid process. An RFP is expected by the end of January. He noted that three engineering proposals for the park frontage will be requested to meet County requirements before obtaining a construction permit. Agreements from Black Hills and CORE would be needed to build over their right-of-way, and the Land Conservancy would be kept informed.

(3) Gilloon Pond Subcommittee

Director Baumann reported there were questions about ownership of the land and dam, confirming with the County Assessor that the pump area (350 sq. ft.) is owned by Perry Park Water and Sanitation District, while the surrounding land belongs to the District. Engineering proposals to evaluate the dam are in progress. Residents expressed interest in conserving the area and maintaining the pond. Vegetation on the dam, including cottontails and willows, is causing concern, and proposals for removal are being obtained. Director Baumann recommended waiting for the engineering evaluation before beginning any work. President Hill reported meeting with the state dam inspector, who advised that trees on the dam would eventually destroy the dam. Director Worley agreed.

(4) Pet waste at Wauconda Park

Vendor liability concerns were addressed. Director Brickweg moved to approve hiring Pet Scoop for pet waste removal services; seconded by President Hill. Motion passed. Director Baumann abstained.

(5) Benches

A resident presented a proposal to install a 6-foot commercial-grade, powder-coated steel bench at the spillway, bolted into the ground, and shared samples with the Board. A concrete pad was requested but not supported by Director Worley or Director Brickweg. The Board did not support removal of the existing bench but supported re-powder coating it. Placement on the east side of the spillway was considered acceptable. Director Brickweg

moved to approve the installation of the bench without the concrete pad; seconded by President Hill. Motion passed unanimously.

- (6) Little Library
No discussion.

- (7) Wauconda Park

Director Mulbach informed the Board that Rocky Mountain Playground Services could complete all requested repairs listed in the scope of work. Director Baumann moved to approve the Rocky Mountain Playground Services contract, subject to annual appropriations; seconded by Director Brickweg. Motion passed unanimously.

Director Mulbach noted weed spraying bids have been received for the Big D and along Highway 105, and haying would commence with a separate contractor. Director Worley prepared the first noxious weed bio program for the Board to review. He noted that ongoing maintenance and volunteer support would be needed. Director Mulbach stated that removal of the 105 fence has begun, but disposal is a concern as it is considered hazardous waste. MR Hauling volunteered to remove the material at no cost if it is piled and accessible for pickup; otherwise, labor costs may apply.

C. Events and Activities Committee

President Hill provided an update on Christmas lights and moved to approve up to \$3,000 for new lights; seconded by Director Worley. Motion passed. Director Brickweg opposed. President Hill notified the Board that the Winter Solstice bonfire plans are underway. He noted he was awaiting confirmation of the Country Club's participation, that hot chocolate supplies had been purchased, and that permits were approved, with the event covered under insurance. Fourth of July fireworks are confirmed for July 3, with parade planning in progress. Discussion included food service by MR Hauling for next year, funding availability, and contributions from the County and residents. The Board also discussed extending the parade route.

6. Financial Matters

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

Ms. Diana presented the unaudited financials. After discussion, President Hill moved to approve the unaudited financial statements as presented; seconded by Director Baumann. Motion passed unanimously.

B. Review and consider approval of Payables through November 13, 2025

Ms. Diana presented the payables for the period. Director Brickweg inquired about the MR Hauling invoice. MR Hauling addressed. Director Baumann inquired about the University of Colorado Denver invoice. The Board addressed. Director Brickweg moved to approve the payables as presented; seconded by President Hill. Motion passed unanimously.

C. Public Hearing on 2026 Budget

Director Brickweg moved to enter the budget hearing at 7:32 p.m.; seconded by Director Mulbach. Motion passed unanimously. Ms. Harris presented the proposed 2026 budget with no public comment. Director Brickweg asked about specific line items, which Ms. Harris

addressed. Director Worley moved to close the public hearing; seconded by President Hill. Motion passed unanimously.

- (1) Consider adoption of Resolution Approving 2026 Budget subject to adjustment from final assessed value

Additional discussion was had about the budget. Ms. Harris and President Hill addressed. President Hill moved to adopt the budget subject to adjustment from the final assessed value; seconded by Director Mulbach. Motion passed unanimously.

7. Management Matters

The Board confirmed that 2026 regular meetings would remain on the second Thursday at 6:00 p.m. The January and February meetings will be held virtually only, as the Country Club is unavailable. The 2026 Annual Town Hall will be held immediately before September's Regular Board Meeting.

8. Legal Matters

- A. Review and Consider Adoption of WSDM Engagement letter

Director Brickweg moved to approve the WSDM Engagement letter; seconded by Director Baumann. Motion passed unanimously.

9. New Business

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

Director Baumann moved to table the discussion until the December meeting; seconded by Director Worley. 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 moved to table the discussion until the December meeting; seconded by Director Worley. Motion passed unanimously.

- C. Public Request on Discussion for Architectural Control

President Hill confirmed the District is not involved in architectural control. Director Worley requested approval to send his draft response to the resident, and the Board approved.

10. Old Business

- A. Fire Pond

Director Baumann moved to table the discussion until the December meeting; seconded by Director Worley. Motion passed unanimously.

11. Adjournment:

President Hill moved to adjourn the meeting at 8:11 p.m.; seconded by Director Brickweg. Motion passed unanimously.

- a. Next Regular Meeting scheduled: December 11, 2025, at 6 p.m.

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

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 13, 2025, REGULAR MEETING MINUTES OF THE PERRY PARK METROPOLITAN DISTRICT.

A handwritten signature in blue ink, reading "Keith Worley, Secretary".

[Keith Worley, Secretary \(Dec 30, 2025 07:59:34 MST\)](#)

Approved by: Secretary of the Board

Perry Park Firewise Committee Minutes

9:00am, Tuesday, October 21, 2025, LFPD Station 1

In attendance: Keith Worley, Kirk Mulbach, Randy Johnson, Tony Caterina, Lisa Van Antwerp, Joe Brickweg

2026 Budgets:

- 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

- 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.
- Homeowner reimbursement process recommended to be streamlined. **NOTE: Add to November BOD Agenda.**

Fire Pond

- 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

- -Zone 1 nearing completion, Zone 2 in progress.
- LFPD Slash pile burn permit requirements discussed
 - 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

- 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 18th.

PPMD Regular Meeting Minutes 11.13.2025








FINAL

Final Audit Report

2025-12-30

Created:	2025-12-29
By:	Beth Diana (beth.d@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAXANgSy-s0QI3yzAKXwuHx6sYbtjNHk1n

"PPMD Regular Meeting Minutes 11.13.2025 FINAL" History

-  Document created by Beth Diana (beth.d@wsdistricts.co)
2025-12-29 - 8:21:10 PM GMT
-  Document e-signed by Beth Diana (beth.d@wsdistricts.co)
Signature Date: 2025-12-29 - 8:21:48 PM GMT - Time Source: server
-  Document emailed to keithworley@perrypark.org for signature
2025-12-29 - 8:21:50 PM GMT
-  Email viewed by keithworley@perrypark.org
2025-12-30 - 2:51:27 PM GMT
-  Signer keithworley@perrypark.org entered name at signing as Keith Worley, Secretary
2025-12-30 - 2:59:32 PM GMT
-  Document e-signed by Keith Worley, Secretary (keithworley@perrypark.org)
Signature Date: 2025-12-30 - 2:59:34 PM GMT - Time Source: server
-  Agreement completed.
2025-12-30 - 2:59:34 PM GMT