

## MINUTES



**Perry Park Metropolitan District  
Board of Directors Meeting  
Date: May 7, 2015  
Location: Perry Park Country Club**

### **Meeting Call to Order**

The meeting was called to order, by Board President Walt Korinke, at 5:00 p.m.

### **Determination of Quorum**

All Board members were in attendance.

### **Minutes of Previous Meeting**

Minutes of the April meeting were reviewed. Chris Korinke moved, and Jim Cassidy seconded, a motion to approve the minutes. Motion passed.

### **Public comments**

There were no comments from the audience.

### **Treasurer's report**

Chris Korinke reviewed the treasurer's report for the past month pointing out that the District started the month with \$435,213 in various cash accounts, and ended the month with \$442,150. The disbursements for operating expenses totaling \$3,034 were approved. The Board request for exemption from audit is under review by the Colorado Auditor. (Exemptions are permitted for districts with budgets under \$500,000.) Jim Cassidy moved, and Karen Dale seconded, a motion to approve the disbursements. Motion passed.

### **Emergency Preparedness**

#### **Resident Grant Program**

39 grants have been received. The application and payment process was discussed.

#### **Firetrail Project**

The Board had a special workshop to kick-start our analysis for study to develop a Trail and Fire Buffer system. Currently, there are five potential sites under consideration, Wauconda Pass, Apache Ct. to Thunderbird, South Boundary (Bannock/Gila), Bannock-Quivas-Elati, and Chippewa to Mohawk Ct. Archer & Associates will be flagging the sites and preliminary interviews have been held with potential sources to assist in review and preparation of initial plans for their development as well as the potential for applying for grants to support the cost. Once enough information has been developed to provide a plan outline, efforts to share the results with residents and to solicit input and ideas from the community will be employed.

Director Chris Korinke is organizing a community effort to improve the Gilloon Lake and Park area along with the immediately adjoining woods owned by the Country Club. Hopefully with some District help, he can make the area shine

### **Mitigation**

Under the guidance of Fire Marshall Randy Johnson and his crew, we had a successful planned fire burn of 1 ½ years of slash piles deposited at the gravel pit. Conditions for the burn were perfect, and provided substantial savings from the other option, mulch grinding. We still have a major supply of free mulch available, and we plan to balance the slash disposal as we go forward with future burns as well as grinding in order to maintain a manageable amount of mulch for residents.

This year's slash pick-up begins June 1st – see the PPMD Web site – [www.perryorg.com](http://www.perryorg.com) – for the schedule and rules. Stack it high in single piles! Free Mulch is available the 1st and 3rd Saturday of the month, June through September – when free loading by M.R. Hauling is available, it will be posted on the entry signage.

### **Tech issues**

Chris Korinke reported on progress updating the District's web site ([www.perrypark.org](http://www.perrypark.org)), to make it more user friendly and more informative.

### **Open Space and Facilities**

#### **Noxious Weed Program**

Nothing new to report.

#### **Gilloon Pond**

Discussed the need for a plan for improvements and volunteer cleanup. Chris Korinke will get a plan together.

### **Community Events**

Independence Day - July 4th celebration will include the 11:00 am parade at the Big 'D', a spectacular fireworks display at dusk, and special for this year, the Denver Concert Band (60 members) will put on a concert at the Country Club fairway where we gather for the fireworks from 7:00 to 9:00 pm. Expecting large attendance and limited parking – request residents leave their car at home if you can. The Independence Day celebration is a joint effort of the Perry Park Metro District and the Perry Park Country Club.

### **District Calendar**

The District calendar was discussed and the Board concurred that all items for the current month and next month have been, or will be, taken care of in a timely manner.

**Old Business**

Jim Cassidy discussed meetings with grant people. A working session will be needed to move forward,

**Other Business**

Approximately 15 undeveloped acres on Mohawk were approved for Inclusion into the Metro District with the final step requiring approval of the Court. Individual +/- one acre sites known as the Inca Ridge Development are being marketed for residential sales by the owner, Fore Horseman, LLC and the Gardiner organization is offering to build custom homes on the sites in the \$500,000 range.

Approximately 35 acres are under contract starting at the corner of Perry Park Road (across from the Perry Park Country Club) and running east up Echo Valley Road. Initial plans call for approximately one half to be developed for individual homes on 17 sites, with the remainder granted to the Metro District for wild land maintenance. They also anticipated completing the inclusion effort into the Metro District. Ownership will be the same group who is planning the expansion of the condo project up the street. The builder will be Stone Aspen, a local quality builder who is currently doing several top notch homes in the area as well being the chosen builder for the Retreat at Perry Park condominiums.

**New Business**

Discussed putting toilets at Waconda Park. Jim Cassidy will get one ordered.

**Adjournment**

There being no further matters to come before the Board, Chris Korinke moved, and Jim Cassidy seconded, a motion to adjourn the meeting. The motion was passed and the meeting was adjourned at 7:11 p.m.

Submitted by –

Jodi McKillip, May 28, 2015