



Sharing the Good Life

MINUTES

Perry Park Metropolitan District

Board of Directors Meeting

Date: June 8, 2017

Location: Perry Park Country Club

1. Meeting Call to Order and Determination of Quorum

The meeting was called to order by Board President Randy Johnson at 6 p.m. A quorum was present as the following board members attended: Randal Johnson, Derek Meredith, Stacie Sneider, Vanessa Dao, and Valerie Duringer.

Other attendees included contractors Tony Perconti and Keith Worley; homeowners Dan Sneider, Ken Tribbey, Steve Rea, Andy Morris, and Michael Ulrich; and outside professional resources Joe Hogan (Solitude Lake Management), Linda Black (Town of Larkspur Employee/grant writer), and Barbara Allen (Project Manager for the town of Larkspur).

2. Approval of Prior Meeting Minutes

May meeting minutes were reviewed and approved as presented (M2017-06-08_01)

3. Open Forum & Presentations

A. Open Member Forum

- Discussion:

Ass't Vice President outlined the purpose of the forum (an opportunity for the public members of the District to address the Board of Directors with questions, concerns, or comments in 3 minutes or less) and asked participants to refrain from interrupting the regular portion of the meeting to allow the Board to efficiently conduct business.

Barbara Allen discussed an upcoming Town of Larkspur meeting focused on safe non-motorized transit through Larkspur. The meeting is an Open House forum June 14 between 5:30 and 8:30 p.m. Input from Perry Park residents is desired. She asked permission to place a sign at the front of the park publicizing the meeting.

Linda Black invited all residents in zip code 80118 to a public meeting that the town of Larkspur is conducting to discuss concerns about the town's water. The meeting is at 6 p.m. on July 13 at the Larkspur Firehouse.

Andy Morris expressed thanks for the slash pick-up and asked the board to consider rotating the pick-up schedule between the four areas. He also inquired about the recent fire on Fox Circle which is still under investigation by the Larkspur Fire Department.

Tony Perconti was thanked by the group for his efforts on the June 3 Junk Dump.



Michael Ulrich inquired as to how an open space area owned by Douglas County and with PPMD easements could be released so that he and a neighbor may maintain it. It was suggested that he contact David Archer & Associates for assistance in working with Douglas County.

Michael Ulrich who owns Papa Bear Catering stated that he talked with the previous board about providing barbeque at the 4th of July celebration. Unfortunately, this board was unaware of his prior discussions and it is too late to change the current 2017 celebration plans.

- Decisions:

A motion (M2017-06-08_04) was made and approved for 2 signs inviting Perry Park residents to the Town of Larkspur Public Meeting to discuss non-motorized in-town transit.

Papa Bear Catering will be added to the list of potential vendors for the 4th of July celebration in 2018.

- Actions:

Barbara Allen to place signs at the front of the park publicizing the transit meeting.

~~Stacie to~~ Add Papa Bear to the planning notes for July 4, 2018 celebration.

B. Janet Herman P.E. DC Public Works, Turn lane additions on Perry Park Rd. & ROW dedication.

- Discussion:

None

- Decision:

Janet is postponed until the next BOD meeting.

- Action:

The BOD will add Janet to the July agenda.

C. Solitude Lake Management - Present services for Perry Park Waterbody Management.

- Discussion:

Maintenance of the water bodies in the PPMD (Gateway Lake, Gilloon Pond, and the Wauconda Spillway) are a concern, primarily due to the overgrowth of aquatic weeds (cattails, etc.). An engineering study completed in 2013 was not acted upon.

As an update and potential future direction, Joe Hogan from Solitude Lake Management presented background on his company and solutions to improve the aesthetics and health of these water bodies. The primary options include deepening through dredging or using state-approved herbicides and aquatic surfactants microbial products to kill and decompose aquatic weeds at an accelerated pace. The board posed questions regarding the process, the impact of chemical treatment on nearby and tributary water quality, and the potential requirement to involve the Perry Park Water & Sanitation District or Corps of Army Engineers.

- Decision:

More research and involvement from the Perry Park Water & Sanitation District is required before a path forward is set.



- **Actions:**

The BOD will develop a detailed list of questions for Joe Hogan and the Solitude Lake Management Biologist.

The BOD will schedule and conduct an in-depth educational/proposal review session with Solitude Lake Management within the next 2 weeks.

Ass't Vice President to contact the Perry Park Water & Sanitation District.

D. GOCO Generation Wild Grant Funding – Linda Black, Grant Writing Expert

- **Discussion:**

Linda outlined several aspects required for successful grant writing and management and presented a document that identified a dozen grants that are available. The state grant funding cycle, required “match dollars”, and the idea to apply for a GOCO grant to redevelop Wauconda Park into a natural park portraying the rich heritage of Perry Park were discussed. Linda recommended submitting a Planning Grant as a first step.

- **Decision:**

Before pursuing a grant for Wauconda Park, the BOD must decide if it wants to fix and maintain what currently exists at the park or redevelop

- **Action:**

BOD will conduct a special Wauconda Park strategy decision to determine direction.

E. Tussock Moth Status – Keith Worley, Forestree Development, LLC

- **Discussion:**

Keith reported that he believes that the Tussock Moth collapsed last year and is no longer a threat to the area but wants to reserve funding for potential moth treatment for another month. He has reports of a Spruce Budworm outbreak in Colorado Springs and does not consider them to be a serious threat.

- **Decision:**

Maintain reserves for Tussock Moth treatment for another month.

- **Action:**

Continue to monitor the Tussock Moth.

4. FINANCIAL REPORT

A. Schilling & Company, Inc. Understanding of Services

- **Discussion:**

The BOD discussed the potential use of Schilling & Company as the PPMD accounting company, anticipated costs, and time period for cancellation of services.

- **Decision:**

A motion (M2017-06-08_02) was made and passed to approve the retention of Shilling & Company for accounting services for a term of up to 12 months at an expected monthly cost of less than \$150.

- Action:
Treasurer to engage Schilling & Company.

B. Safety and Loss Prevention Grant

- Discussion:
The BOD had a brief discussion about the Upper Cheyenne gate lock and a loss prevention grant from CSD Property and Liability Pool.
- Decision:
The BOD determined it needs additional education and discussion on the variety of grants available and the best course of actions given its goals.
- Action:
BOD will conduct a special session dedicated to grants.

C. Authorizations of Payments

- Discussion:
May expenses were discussed.
- Decision:
Motion (M2017-06-08_03) to authorize payments of \$564.50 as presented and ratify \$8,839.77 was presented and approved.
- Action:
Treasurer to issue payments.

5. OLD BUSINESS

A. Management Company Proposals

- Discussion:
Vice President reported that he sent out a Request for Proposals to 5 Management Companies and received 2 viable proposals, all of which are billed on a time & materials basis and within the PPMD administrative budget. BOD discussed if both companies should attend a scheduled BOD meeting or a Special Meeting be held to review their presentations and proposals.
- Decision:
Two Management Companies (Special District Solutions and MSI) will present their services to the BOD.
- Action:
Vice President will schedule the Special District Solutions and MSI presentations to the BOD.

B. Parks and Recreation

1. Wauconda Park

- a) Equipment Safety Inspection and Repair
- b) Park Landscape Maintenance

- Discussion:

Playground Safety Consultants completed an audit of Wauconda Park and cited several serious and immediate safety concerns. It was also determined that the basketball court surface is no longer useable. A discussion regarding funding and budget to pay for park-related issues was conducted.

- Decision:

Motion (M-2017-06-08_05) to approve payment of \$350 to Playground Safety Consultants was made and approved. Motion (M2017-06-08_06) to temporarily close Wauconda Park because of safety issues was made and passed.

- Action:

Ass't Vice President will solicit quotes for the repair of the safety issues at Wauconda Park by 6/15/17.
Consultant Keith Worley will place CLOSED UNTIL FURTHER NOTICE signage at the park by 6/9/17.

2. Gateway Entrance

- a) Landscape Maintenance

- Discussion:

An RFP to address maintenance at the Gateway Entrance was sent to 11 landscape maintenance contractors and netted 2 viable service providers. The discussion on this topic included the pros/cons of the 2 proposals, short-term vs. long-term business relationship, the area to be mowed, impact of mowing on native grass, and feedback from the recently complete site walk-thru.

- Decision:

Motion (M2017-06-08_07) was made and passed to hire JS Enterprises to mow and provide landscape services for the Gateway Entrance at a cost of \$1,525.

- Action:

Ass't Vice President will communicate with JS Enterprises so work can begin.

3. Waterbody Management - See section 3C for the bulk of this discussion

C. Committee Reports – No discussion, decision or actions on this topic due to time constraints.

1. Firewise Committee

- a) Fire Mitigation State Grant
- b) Firewise Public Education
- c) Fire Mitigation State Grant



2. Community Events Committee

6. NEW BUSINESS

A. Douglas County Election Notification

- Discussion:

Douglas County must be notified by June 29 if the Perry Park Metro District wants to be a part of the November elections.

- Decision:

No involvement in the Douglas County 2017 November election was determined. A motion (M2017-06-08_09) to have the PPMD Secretary formally respond to the county was made and passed.

- Action:

Secretary will formally respond to Douglas County regarding the November ballot.

7. ADJOURNMENT

The meeting was adjourned at 8:22 p.m.

The next regular scheduled Board meeting is scheduled for the second Thursday of each month at 6:00pm to held at the Perry Park County Club. The Board meeting is preceded by a Board Working Session that is open to the public to observe only.

Agenda Item	Motion #	Motion	Passed Y/N
2.	M2017-06-08_01	Motion to approve the Minutes of the May 2017 PPMD BOD meeting as presented.	Y
4.A	M2017-06-08_02	Motion to approve the retention of Schilling & Company for accounting services for a term of up to 12 months at a monthly cost of approximately \$150.	Y
4.C	M2017-06-08_03	Motion to authorize payments of \$564.50 and ratify \$8,839.77 as presented.	Y
		ADDED during meeting on 06/08/2017	
3.A	M2017-06-08_04	Motion to approve placement of signage at the front of the park announcing a Larkspur Open House to discuss non-motorized transit through town.	Y
5.B.1	M2017-06-08_05	Motion to authorize payment of \$350 to Playground Safety Consultants for the Wauconda Park Safety Audit.	Y
5.B.1	M2017-06-08_06	Motion to immediately temporarily shut down Wauconda Park until safety concerns are addressed.	Y
5.B.2.A	M2017-06-08_07	Motion to hire JS Enterprises at \$1,525 for landscape maintenance at the gateway entrance.	Y
4.C	M2017-06-08_08	Motion to reimburse Frank Pugliano \$500 for Firewise mitigation work that is complete.	Y
6.A	M2017-06-08_09	Motion that the Secretary formally respond to the Douglas County November election query.	Y