



MINUTES

Perry Park Metropolitan District

Board of Directors Meeting

Date: July 7, 2016

Location: Perry Park Country Club

1. Meeting Call to Order

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

2. Determination of Quorum

Board members in attendance were Walt Korinke, Chris Korinke, Randy Johnson, Derek Meredith and Jim Cassidy.

3. Approval of Minutes

Minutes of the June meeting were reviewed. Derek made note of 4 typo errors within the June minutes which will be fixed and finalized. Walt Korinke motioned to approve the minutes and Chris Korinke seconded, followed by a vote to approve the minutes.

4. Public Comments

Derek had a few questions:

Q: How are the owners who don't live here getting our bulk mailings?

A: We don't do bulk mailings any longer, all information is sent electronically. If necessary, Walt has access to resident owner addresses from the county records.

Q: How many properties are bank or trust owned?

A: About 20 – not many (issues of fire mitigation or noxious weeds, etc.)

We don't have owner information on Upper Cheyenne properties. Derek will look into getting a polygon plat or map overlay along with lot ownerships from Douglas County.

5. Areas of Responsibility Assign

Reviewed the list of responsibilities and added Derek Meredith to different areas. Walt will update the list with changes. Derek thought it might be good to add a social media/marketing person, currently this is handled in the "What's up at the Metro Board" article posted each month in the Sentinel.

6. Treasurer's Report

Chris Korinke reviewed the treasurer's report for the past month stating that the District started the month with \$ 469,593.36 in various cash accounts, and ended the month with \$ 457,412.80. The disbursements for operating expenses totaling \$ 40,694.71 were approved. Jim motioned and Randy seconded a motion to approve the disbursements. Motion passed.

Other Financial Matters:

The Board was advised that their bonding is covered through SDA.

7. Emergency Preparedness

Resident Mitigation Grant Program

Thirty-two of a possible 50 resident grants have been applied for and been approved.

Spring Slash Pick up –

MR Hauling has finished the spring slash pick-up except for one pile that will be revisited. Tony said it is going well and that we had 50 loads/37 cubic yards. There is one load that won't be picked up as it has more than slash in their pile. Walt will visit with the resident about its disposal. Derek asked if the zones for slash pick up can be changed. The board decided against it stating that they have worked and re-worked the zones and this is the best of pick up arrangements for the Park. Tony asked about the construction on Elati – they have cleared all the debris by pushing it into a pile against the trees. Randy will take a look at it and the county will need to handle visual inspection before bond approval. Tony will prepare an updated slash notice for Chris to place on the website.

Free Mulch – Winding Down/Spread/Cease

We will continue to providing free mulch on the first Saturday of each month, 8 a.m. – noon and through September. Whatever mulch is left after September will be spread out for future burning and the mulch program will be ended. Residents can still bring pine needles to the gravel pit during this same time frame (must be debagged at drop off). We will continue with the pine needle drop off after the mulch program has ended. Pine needles will be placed on top of the slash piles to provide more even burning.

Tussock Moth (May spray – resident spray)

Tremendous success – not seeing any worms or growth. The aerial spray was completed and on time for the hatching of the moth/larvae. We will budget to spray again next in case it is required again.

Trail and Fire Buffer Project

Keith was not in attendance - update at next meeting.

8. Gateway – Dead Tree/Broken Fence/Cutting

We had to replace 2 broken fence rails at the Gateway entrance. The lawn service has been sporadic this year and we will probably make a change for the next season. The Big D was cut, baled and removed by our local farmer.

Gilloon

The new float and tool for cutting the reeds has proven challenging due to design flaws. Chris provided a report to the manufacturer and was able to resolve the matter. They refunded \$511.40 leaving our cost at \$249. Chris was able to modify the equipment and it is now functioning adequately. When the cooler fall weather comes, we will put it to work on Gilloon Pond in an effort to reduce the reed content of the pond.

Randy questioned the algae content and Chris said it is normal considering the current high heat. The Country Club course manager, Justin Dagel provide a source for herbicide spraying that could help with the cat tails, etc. Chris has investigated spraying and the pros and cons were discussed.

9. Tech Issues/Web Updates

Speed Sign Repairs – electrical problems fixed on one sign and another sign required replacement. Next year we will budget for on-going repairs due to aging of the signs.

Proposed New Sign – The Board is considering replacing one of the former electronic speed signs on Red Rock Road on the downhill side going westward. We are looking at the cost associated with this install as the concrete pad is still there from the old sign. A couple of years ago the county required us to return several of the speed signs that they originally installed in Perry Park and our current analysis indicates we are one sign short. We will ask the county for authorization to have this installed at District expense. Once we get their approval and conditions, we will assess the total costs vs. benefit and finalize a decision.

The digital version of the Sentinel is working successfully on the District web site.

10. Open Space / Facilities / Roads

Elati Drive has been extended for one additional lot, along with utilities. The lot owner arranged for the LID and has had construction materials for a new residence on site for quite some time.

Daffodil Program – Web Post/Emailers/Solicit sign-ups

There will not be an ad in the sentinel for the Daffodil program. We will do an email blast and the website will have an order form that residents can fill out. Walt will also notate in our section of the sentinel. Chris said that last year we were just under \$2100. The distribution process is a hand out at the Gateway on a Saturday morning and it is a great opportunity for the Board members to meet with many of our residents.

11. Community Events

a. July 4th Events – The 4th of July parade and fireworks were successful again. Excellent turnout and participation for the parade. The fireworks concert was outstanding and there were no problems from the amazing fireworks display. Traffic was handled well at the events closure.

12. PPMD Calendar

All matters are up to date.

13. Old Business

a. Delaware Encroachment (Construction stalled)

IREA services our park and most residents feel we have spurts in electricity and blink outs. We discussed the possibility of a survey of residents that will be provided to IREA with results of pop out of electricity. We asked Jim/Lynn to create the survey of questions and then Chris will put on the website.

GOXO – State Funds/Grants – We received a survey for GOCO as they plan for future grant process and allocations.

b. Service Plan Update

We will discuss updating the Service Plan when we begin next year’s budget process.

There are a few stages for updating the service plan.

- 1- Service plan review
- 2- Update or Change current regulation
- 3- Service plan enhancements.

The board was clear that it does not want to take on ACC/HOA type issues as a part of the update.

14. New Business

a. Shoshone/Delaware Truck-in House

A cease activity sign has been placed on a lot on Shoshone as no permit was obtained for excavation for a new truck-in house at this location.

A small shed is under construction at Wauconda and Country Club. Not sure about permitting and or the intent for the shed at this time.

Walt attended the Larkspur development group meeting where many issues of planned development were discussed. Concerns that the Town is not handling the permitting process well prompted the meeting. A collection of new projects are on the Town Council’s table, including a possible truck stop that started ground work without any permits, a proposed 16 unit

affordable townhouse project, a new pet hospital, and a possible storage lot.

There are 2 upcoming events:

- Just missed the first public workshop for the new ordinance governing the process for permits for motorsports access on acreage parcels.
- July 12th – Douglas County Commissioners meeting regarding pot growth will be held at the building departments at 100 3rd St. 1st floor. The Fire Department has points added to the agenda.

Adjournment

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 7:48 p.m.

Submitted by Kristelle Moore on July 30, 2016.