



Sharing the Good Life

MINUTES

Perry Park Metropolitan District

Board of Directors Meeting

Date: July 12, 2017

Location: Perry Park Country Club

1. 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 and homeowner Steve Rae.

2. APPROVAL OF PRIOR MEETING MINUTES

June meeting minutes were previously reviewed and approved as presented (M2017-07-12_01).

3. OPEN FORUM AND PRESENTATIONS

A. Open Member Forum – there were no topics discussed during this meeting.

4. FINANCIAL REPORT

A. Move ColoTrust Prime Funds to Plus

- Discussion: The Treasurer discussed that PPMD could receive a higher interest rate on its money by moving funds from Prime to Plus. The BOD discussed the reason for the rate difference, potential risks, and the financial upside.
- Decisions: A motion (M-2017-07-12_02) was made and passed to move 50% of the existing funds, or \$213,050 to the Plus option.
- Actions: Treasurer to execute the movement of funds to Plus.

B. Treasurer Reports for 2017

- Discussion: The Treasurer reviewed the monthly reports for the period January through June, highlighting the new format and noting that any previous discrepancies related to monthly vs. meeting-to-meeting time periods were corrected. A discussion about June detailed expenditures showing in July's report and posting all the monthly reports to the PPMD web site was conducted.
- Decisions: A motion (M-2017-07-12_03) to approve all financial reports was made and approved.

- Actions: Treasurer to ensure reports are posted to PPMD website.

C. Authorization of Payments

- Discussion: A discussion regarding June expenses was completed to ensure expense items are appropriately categorized when invoices are received, including Firewise work, Firewise consulting, and park maintenance work. The BOD discussed invoice frequency and amounts from consulting and park work completed through May by Keith Worley.
- Decisions: Motion (M2017-07-12_04) to authorize payments of \$21,303.63 was made and passed. BOD and Consultant Keith Worley agreed to more frequent (quarterly) invoicing.
- Actions: Treasurer to issue payments.

5. OLD BUSINESS

A. Management Company Engagement

- Discussion: The Vice President reported that the two management companies with viable proposals (Special District Solutions and MSI) are available to present to the BOD on Thursday, July 27. The BOD noted that there are other topics which have been deferred could also be discussed during a special session.
- Decisions: Motion (M2017-07-12_09) to conduct a special PPMD BOD meeting on July 27 beginning at 5 p.m. was made and passed.
- Actions: Vice President to confirm the meeting date and time with Special District Solutions and MSI. Secretary to contact PPCC to ensure a meeting space is available.

B. Parks and Recreation

1. Wauconda Park

a. Equipment Safety and Repair

- Discussion: The safety reports have been reviewed. Ass't Vice President reported that both play structures need work. Three companies have provided rough estimates ranging from \$1,700 to \$7,000 for completing various aspects of the repair work. The BOD discussed the pros and cons of completing short-term work while it's considering pursuing a larger project for Wauconda Park. Keith Worley was asked to close the structures and declined, requesting that the board find an alternative to complete the work.
- Decisions: Motion (M2017-07-12_05) to pursue proposals to repair all known equipment issues and to authorize expenditure of up to \$500 to close the two play sets at Wauconda Park was made and passed.

- Actions: Ass't Vice President to solicit formal bids for the repair of the play structures at Wauconda Park and contact Justin Daigle to put up tee posts/netting around the structures.
 - b. Wauconda Park – GOCO
 - Discussion: There was discussion on the planning grant and small grant vs large grant. BOD's agreed that the small grant would not be enough and discussion took place that the large grant would be more in line to what the BOD's envision for the park. The BOD acknowledged that the repair work at Wauconda Park must be completed but also noted that it is interested in pursuing a longer-term vision for the park.
 - Decisions: Motion (M2017-07-12_10) to fund the writing of a planning grant for Wauconda Park based on the grant writer's current hourly rate and not to exceed \$3,500 was made an approved.
 - Actions: Treasurer will communicate to Margaret (grant writer) to proceed with writing a planning grant for Wauconda Park.
2. Gateway Entrance
- a. Landscape Maintenance
 - Discussion: The landscape work at the entryway has been completed.
 - Decisions: NA
 - Actions: NA
 - b. DC Road Improvements
 - Discussion: Douglas County is reviewing the potential addition of a turn lane (southbound) at the front of the park. The BOD discussed the right of way and the potential impact of a turn lane on the existing power box or entryway signage. The county has asked permission to access the PPMD easement to complete a soil drill test.
 - Decisions: Motion (M2017-07-12_11) providing Douglas County permission to access the PPMD easement for the purpose of completing the soil drilling was made and passed.
 - Actions: President to communicate approval for the soil drill test and request a full set of plans for the turn lanes from the county.
 - c. Gateway Entrance Designs
 - Discussion: The BOD discussed that any PPMD work on a new entryway has dependencies from the county's work on the turn lane(s) entering the park.

- Decisions: NA
 - Actions: NA
3. Waterbody Management
- a. Gateway Lake
 - Discussion: The Ass't Vice President provided key facts regarding cattails including the following: Gateway Lake has greater than 50% cattails, which is significantly above control target levels; cattails choke out other habitat; a single cattail contains approximately 250,000 seeds; and seed germination can be near 100%. A twofold approach which entails herbicide and dredging was recommended. A discussion to complete 3 treatments on both Gateway Lake and Gilloon Pond this year, input required from other groups (Douglas County Land Conservancy, State of Colorado, and Perry Park Water & Sanitation), the impact of chemical treatment on the area, and concerns regarding the removal of dead cattails was conducted. There was discussion on using Gilloon as an example for Gateway Lake this year and prove success on a smaller scale before tackling Gateway Lake since Galloon does not involve DCLC or PPWS.
 - Decisions: Motion (M2017-07-12_12) to approve the Solitude Lake Management proposal to treat Gateway Lake and Gilloon Pond at a cost of \$8,016 for 3 treatments was made and failed. Motion (M2017-07-11_13) to approve the Solitude Lake Management proposal to treat only Gilloon Pond at a cost of \$3,214 and continue working with Perry Park Water & Sanitation on the issues facing Gateway Lake was made and approved by an 80% majority vote.
 - Actions: Vice President will have C C&C review the Solitude Lake Management contract. Ass't Vice President will contact Solitude Lake Management to communicate the BOD decision on Gilloon Pond so treatment can commence.
 - b. Gilloon Pond – See item 5.B.3.a
4. Open Space Management
- a. Native area mowing (Gateway, Gilloon, PPMD properties)
 - Discussion: Mowing was completed at the Gateway area by JS Enterprises, but neither Gilloon Pond nor other PPMD properties had been contracted for mowing or mowed. The BOD discussed the need to more specifically define the areas that need to be mowed given the area is comprised of native grasses.
 - Decisions: Research additional mowing fees and develop a map of the areas that need to be mowed at the next BOD meeting.
 - Actions: Ass't Vice President to contact JS Enterprises about possibly mowing the additional areas and the associated cost.

- b. Noxious weed control
 - Discussion: The BOD discussed the need to contact a contractor regarding weed control and to engage in an annual contract that would include applications in the fall and spring. Forester Keith Worley said he was working on this and asked the BOD's to be patient.
 - Decisions: No decisions were made.
 - Actions: President and Keith will reconvene to discuss the public areas where noxious weeds should be treated.

5. Parks and Recreation Planning Committee – This topic was deferred until the next meeting. No discussion, decision or actions.

C. Committee Reports

1. Firewise Committee

- a. Fire Mitigation State Grant – Keith Worley announced that 22 grants have been awarded. No discussion, decision or actions.
- b. Firewise Public Education (July 20, 2017)
 - i. Emergency egress drill date.
 - Discussion: A discussion regarding the need to update the emergency route signage was conducted and the Secretary was complimented on the sign announcing the public education event. The emergency egress drill dates were discussed.
 - Decisions: Agreement was gained to upgrade the emergency route signs.
 - Actions: Keith will get pricing for new signs. President and Keith Worley will work with the appropriate contact to finalize a date for the drill.
 - i.i. Upper Cheyenne Lots
 - Discussion: Keith Worley stated that the committee has begun communication with the Danish land owners in the areas of the Tussock moth kill zone areas. He provided the Secretary a copy of an email that was sent and a PDF version of the communication was requested. The BOD reminded Keith that all communication between land owners must first be reviewed and approved by the BOD and CC&C before contact is made with the landowners.
 - Decisions: NA
 - Actions: Keith to provide Secretary the communication the committee sent to the landowners in a PDF format. Keith will submit any future potential communication to the landowners to the BOD who will work with CC&C prior to any communication being sent to landowners.

- c. PPMD Fire Mitigation Grants – payments were approved during the Treasurer’s Report (4.C)
- d. Slash pick up progress
 - Discussion: The Spring slash pick up is completed and Tony Perconti received thanks and kudos for a job well done. He accommodated late pick up requests after a zone had been completed several times. In total, 62 loads and 2,294 cubic yards were picked up. A couple of challenges with the slash pick up were highlighted: several piles were very contaminated with dirt and boards; and small piles make pick up time consuming, problematic, and costly for the PPMD.
 - Decisions: Continue communication on how best to pile slash and what is acceptable in a slash pile.
 - Actions: Secretary to write in both the Aug and Sept Sentinel a reminder communicating that the pickup is complete and a reminder to pile high and exclude dirt and pine needles from the slash piles.

2. Community Events Committee

- a. 4th of July Event recap.
 - Discussion: The event was successful and payments need to be made.
 - Decisions: Motion (M2017-07-12_06) to approve reimbursement of \$500 to PPCC for Parade hotdogs was made and passed. Motion (M2017-07-12_07) to approve reimbursement of \$200 to Justin Daigle at PPCC for the Symphony set up and take down was made and approved.
 - Actions: Treasurer to issue payments.

6. NEW BUSINESS

A. DougCO eReferral SB2017-037 and US2017-009

- Discussion: The President received eReferrals for a lot line change and easement from Douglas County. The President, Vice President and info@perrypark.org email addresses will receive future eReferral correspondence.
- Decisions: Motion (M2017-07-12_08) to accept DougCo referrals with no comment/issues on eReferrals SB2017-037 and US2017-009 was not needed so no vote was taken.
- Actions: President will respond to the eReferrals and bring items of interest to the PPMD to future BOD meetings.

B. Website updates required



- Discussion: Updates have been made to the PPMD web site and it was noted that additional updates are needed. Chris Korinke has offered to do limited updates in the short-term.
 - Decisions: None.
 - Actions: Vice President will communicate requested updates to Chris.
- C. SDA Annual conference (Sept 13-15, Keystone)
- Discussion: The Treasurer has applied for a scholarship to attend this Special Districts conference as it is not a budgeted item for the PPMD.
 - Decisions: None.
 - Actions: None.

7. ADJOURNMENT

The meeting was adjourned at 8:08 p.m.

The next regular Board meeting is scheduled for August 10 (second Thursday of the month) at 6 p.m. to be held at the Perry Park Country 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.	M2017-07-12_01	Motion to approve the Minutes of the June 2017 PPMD BOD meeting as presented.	Y
4.A	M2017-07-12_02	Motion to approve reallocation of \$213,050 from the Colorado Trust Prime funds to the Plus account.	Y
4.B	M2017-07-12_03	Motion to approve Treasurer Reports for months of January, February, March, April, May and June.	Y
4.C	M2017-07-12_04	Motion to authorize payments of \$21,303.63 as presented.	Y
5.B.1	M2017-07-12_05	Motion to pursue proposals to repair all known equipment issues and to authorize expenditure of up to \$250 to close the two play sets at Wauconda Park.	Y
5.C.2.a	M2017-07-12_06	Motion to authorize payments of \$500 to reimburse PPCC for Parade hotdogs.	Y
5.C.2.a	M2017-07-12_07	Motion to authorize payments of \$200 to reimburse Justin at PPCC for Symphony setup/breakdown.	Y
6.A	M2017-07-12_08	Motion to accept DougCO referrals with no comments/issues on eReferral SB2017-037 and US2017-009.	No vote/ motion needed
5.A	M2017-07-12_09	Motion to conduct a Special PPMD meeting to interview management companies and discuss deferred agenda items.	Y
5.B.1	M2017-07-12_10	Motion to fund the writing of a planning grant for Wauconda Park based on the grant writer's current hourly rate and not to exceed \$3,500.	Y
5.B.2.b	M2017-07-12_11	Motion to approve Douglas County soil drilling.	Y
5.A.3	M2017-07-12_12	Motion to approve the Solitude Lake Management proposal to treat Gateway Lake and Gilloon Pond at a cost of \$8,016 for 3 treatments.	N
5.A.3	M2017-07-12_13	Motion to approve the Solitude Lake Management proposal to treat only Gilloon Pond at a cost of \$3,214 and continue working with Perry Park Water and Sanitation on the issues facing Gateway Lake and Gilloon Pond.	Y With 80% of the vote



Sharing the Good Life

MINUTES

**Perry Park Metropolitan District
Board of Directors Meeting Work Session
Date: July 27, 2017
Location: Perry Park Country Club**

1. CALL TO ORDER AND DETERMINATION OF QUORUM

The meeting was called to order by Vice President Derek Meredith at 5p.m. A quorum was present as the following board members attended: Derek Meredith, Stacie Sneider, Vanessa Dao, and Valerie Duringer.

Other attendees included Forester Keith Worley and homeowner Steve Rae.

2. Management Company Presentations

A. Special District Solutions, LLC – Kurt Schlegel and Kathy Fromm had the floor from 5:05pm to 6:10pm, the other management company was not present during this time.

- Discussion: to follow the second management company presentation.

B. MSI – Shirley Haskew had the floor from 6:15pm to 7:20pm, the other management company was not present during this time.

- Discussion: Once the last management company gave their presentation BOD's verbally discussed the pros and cons of each company.
- Decisions: No decisions were made.
- Actions: Additional review and discussion to take place at the next scheduled BOD meeting.

3. Review of District Projects and Priorities

A. Project discussion was deferred to the next regular scheduled monthly BOD meeting.

4. ADJOURNMENT

The meeting was adjourned at 7:55 p.m.