



## MINUTES

**Perry Park Metropolitan District  
Board of Directors Meeting  
Date: August 7, 2014  
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 five Board members were in attendance.

### **Minutes of Previous Meeting**

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

### **Public comments**

Detective Shaun Bell, of the Douglas County Sheriff's Office, was present. Det. Bell reported that the Renaissance Festival was over for the year and there were no significant issues to report. Lee Staab asked if there were any statistics to show that crime increases during the Renaissance Festival. Det. Bell did not have those statistics, but told the Board he would get back to them with the information.

Kent and Annie Rooks, District residents, were also present. They inquired of the Board whether or not there were any requirements for owners of vacant lots to mitigate, clear growth, or treat mistletoe. Randy Johnson responded that there are no District or County regulations requiring any attention to vacant lots. He explained that the District relies on education to prompt property owners to be responsible, however many owners of vacant lots are out of state and may not be aware of the issues or the education.

### **Treasurer's report**

Chris Korinke reviewed the treasurer's report for the past month. Chris reported that \$28,000 had been received during the month, most of which was in the form of property taxes. Chris then detailed the listed expenditures of \$13,000 and reported two additional expenditures, one to Tony Foust for \$500 and one to Mark McFarren for \$493. The additional two expenditures were for the resident grant program. Randy Johnson moved that the listed and additional expenditures be approved. Lee Staab seconded and the motion passed.

### **Emergency Preparedness**

#### **Resident Grant Program**

Walt Korinke suggested the grant program could be expanded to assist homeowners with the cost of using the goats for mitigation purposes. Walt suggested the District could pay the mobilization and trucking costs, and the homeowner could pay the daily grazing fee. Walt then moved that the Board authorize Keith Worley to work with

the goat herder on an arrangement whereby the District would pay \$3,500 to bring the goats to the park for residents to hire, provided that there are at least twenty participating residents. Jim Cassidy seconded the motion and the motion passed. Walt will provide an article to the Sentinel detailing the expansion of the resident grant program to include the usage of goats.

Tony Perconti answered several questions from the Board regarding the slash pick-up program. Tony explained that we have one and one-half year build up of slash and suggested the Board develop a plan to dispose of it. Randy Johnson offered to create a plan to burn, dispose of, or move the slash pile.

### **Grant request**

Keith Worley reported that he plans to meet with Jonathon Bruner from the Coalition for Upper South Platte "CUSP" regarding a 50/50 match mitigation grant.

### **Pond dredging**

Lee Staab discussed his meeting with ERO and Muller Engineering regarding the three options presented in the ERO report received last month. The three options are 1) retain and dredge the existing pond with a cost of \$250,000, 2) enlarge the pond to its original conditions with a cost of \$1,500,000, or 3) redesign the existing pond with several ponds and connecting streams, costing \$300,000. The Board concurred that option two is cost prohibitive. Jim Cassidy offered that this project may qualify for GOCO funding if it meets their requirement that projects be of a recreational nature. The Board will also be consulting with legal counsel to understand the conditions of the existing easements, and with the County as to the impact of this project on the County's plans to refurbish the weir.

### **Tech issues**

#### **Computerized polling**

Chris Korinke reported that he has created a survey capability within the District web site. This new capability was tested with a survey regarding the continuance of the daffodil program. Chris surveyed 165 homeowners, 113 opened the survey, 57 completed the survey and 84 requested daffodil bulbs. Chris felt this was a good test of the new capability and will be useful in the future to reach residents quickly and easily without the cost or timing of mailers and Sentinel articles.

#### **District telephone**

Chris then explained a virtual voice mail system that would be useful to the District. This system is available through goggle voice and will forward calls to the appropriate party without the cost of a Century Link line. This system will be put into place as soon as possible and the account with Century Link closed.

#### **Traffic signals**

Chris reported on the electrical damage to the speed signs from the intermittent power outages. Pd Electric checked the lights and determined the repairs would be about \$600. Chris suggested the installation of solar panels to power the lights and believes the cost would be about \$500. Chris will gather more information on the cost, installation and function of the solar panels.

#### **High speed connection**

Walt Korinke reported that Century Link is still planning to install fiber optics across the front of the park from Highway 105 to Kalamath and Bannock. This project will increase the high speed capability to Perry Park.

Walt also reported that Comcast is planning to complete the last segment of their project, along Kalamath Street, before fall.

### **Transportation issues**

Nothing to report

### **Open Space and Facilities**

#### **Gateway landscaping**

Randy Johnson reported that any plans the District may have for re-landscaping the entry to the Park may be affected by the decisions on the pond project. However, Randy will continue to work on numbers for the 2015 budget and also check to see if any Gateway improvements would qualify for GOCO funding. Walt Korinke reiterated his desire to have two, blue spruce or other suitable evergreen, trees permanently planted at the Gateway for holiday decoration.

#### **Daffodil program**

Randy Johnson thanked Chris Korinke for the daffodil survey and also for computerizing the entire daffodil planning process. Signup notifications will be in the next Sentinel. Randy is waiting for additional requests before firming up the order quantity.

#### **Noxious weeds**

Randy Johnson met with Morgan Paulk, a neighboring landowner, regarding the thistle and other noxious weeds in Perry Park, especially along Country Club Drive, which abuts the Paulk ranch. Randy explained that the District has an obligation under state law to deal with noxious weeds. Randy met with County representatives to tour the problem areas and it was agreed that unless everyone treats the weeds, the people that do are wasting their money. Randy is now waiting for the County to report back with their suggested education program and determination as to how the District, County and residents can work together to address this problem.

### **Community Events**

#### **July 4<sup>th</sup>**

Walt Korinke reported that the July 4<sup>th</sup> celebration drew a huge crowd and was the best celebration ever.

### **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**

#### **Bannock trailer/firepit**

Randy Johnson spoke with the owners of the lot where camping and fire pit activity is taking place. The owners now have a fire burn permit issued by Larkspur Fire Protection District and have also completed some mitigation as suggested by Randy. Randy feels the camping/fire pit activity is now safe.

## **New Business**

### **Open records**

Walt Korinke reported that Jim Cassidy is the official custodian of the District records, which have now been completely digitalized. Walt then moved to adopt the open records policy, suggested by legal counsel, showing Jim as the official custodian. Lee Staab seconded and the motion passed.

### **Home sales**

Walt distributed a detailed report showing home sale listings, sales and prices for real estate transactions this year in the District.

### **Treatment plant**

Walt reported that the Perry Park Water and Sanitation Districts water treatment plant is being enlarged.

### **Country Club Drive**

Walt reported that a potential builder desires to remove 90 loads of gravel from a site on Country Club Drive. Walt, with the Board's concurrence, will suggest to the builder that they use the emergency exit rather than Red Rocks Drive for this trucking activity.

## **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 6:50 p.m.

Submitted by –  
Lou Kirkland, September 2, 2014