

# RECORD OF PROCEEDINGS

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**MINUTES OF A REGULAR MEETING OF THE  
BOARD OF DIRECTORS OF THE  
PERRY PARK METROPOLITAN DISTRICT  
HELD  
November 10, 2022**

A Regular Meeting of the Board of Directors of the Perry Park Metropolitan District was held at the Perry Park Country Club, Larkspur, CO 80118, on November 10, 2022, at 6:00 p.m. The meeting was open to the public and was also available via Zoom video / teleconference.

In attendance or participating were Directors:

Christian Warren, President  
Sean King, Vice President  
Joseph Brickweg, Treasurer  
Steven Ostrowski, Secretary  
Charles Wagner, Assistant Secretary

Also participating were:

Michael Barden  
Susan Walker  
Randy Johnson  
Keith Worley  
Barb Martin-Worley  
Steve Rea  
Jill Arthurs  
Chris & Autumn Miller  
Bonnie Schwam  
Neal Simpkins  
Jessica Ochs  
Don Sebastian  
Stacie Sneider  
Dakota Hoyt  
Tony Caterina  
Brian Arthurs  
Jim  
Mark Sneddon  
Kurt Schlegel, Special District Solutions, Inc.

**CALL TO ORDER:**

Mr. Schlegel noted that a quorum of the Board was present, and Director Warren called the meeting to order at 6:10 p.m.

# RECORD OF PROCEEDINGS

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**CONFLICTS &  
DISCLOSURE  
STATEMENTS:**

Conflict Disclosure Statements have been filed with the Secretary of State's Office and the Directors stated they had no additional conflicts of interest regarding District business to disclose.

**APPROVAL OF AGENDA:**

Mr. Schlegel requested that three items be added to the Unfinished Business portion of the agenda, these being:

1. Gateway Pond Headgate
2. CORE Engineering Proposal for Updating the District Map and Legal Description
3. Spring Canyon Lease with the Perry Park Water & Sanitation District.

Director Brickweg moved that the Board approve the agenda as amended. Upon a second by Director King a vote was taken, and the motion carried unanimously.

**CONSENT AGENDA:**

Director Brickweg moved that the Board approve the Consent Agenda, consisting of the following item, as presented:

- Minutes from the October 13, 2022, Regular Meeting
- Minutes from the October 26, 2022, Special Meeting
- Ratify the following payments to Dove Creek Forestry:
  - Check #6790 in the amount of \$36,085.00, and
  - Check #6791 in the amount of \$22,050.00

Upon a second by Director Wagner a vote was taken, and the motion carried unanimously.

**CORRESPONDENCE:**

Mr. Schlegel presented an email / resignation letter received from Director Wagner (resignation effective at the close of tonight's meeting) and an email from a resident in opposition to allowing non-property owners access in the Upper Cheyenne area.

**PUBLIC COMMENT:**

Mr. Worley presented a hard copy map of District owned parcels to each Director.

Ms. Schwam asked if the Metropolitan District has sponsored a decorated Christmas tree in the Town of Larkspur.

Mr. and Mrs. Miller (M.R. Hauling) expressed their displeasure with a recent request by the Board of Directors to track their activity while picking up slash piles for the District.

Mr. Caterina and other residents expressed their appreciation for the services provided by M.R. Hauling and urged the Board of Directors to maintain them and the services they provide to the District.

# RECORD OF PROCEEDINGS

---

## DIRECTOR'S ITEMS:

Directors Ostrowski and Wagner stated that they support the District's Community Wildfire Protection Plan (CWPP), and the District's fire mitigation and slash collection programs.

Director Warren stated that he received a second quote for tub grinding of slash in the event the piles are not able to be burned this winter season. The cost quoted was \$26,000.

## COMMITTEE REPORTS:

Independence Day Committee – The Committee is planning to meet in January 2023 and Director Warren requested that Mr. Schlegel contact the Town of Larkspur for a possible meeting location.

Entry Design Committee – Director King stated that the Committee members have met to discuss options and they should have something to present to the Board at the December 2022 meeting.

Firewise Committee – Director Brickweg stated that:

1. The Gambel Oak re-treatment on Area 3 parcels in the District began today,
2. The Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant application is in process and has been received by the State Forest Service for consideration,
3. SFA Grant Phase II – all work has been completed.
4. SFA Grant Phase III work should begin after the new year and Spencer Weston will function as the Project Manager for this phase of work.

Director Brickweg requested that Mr. Worley provide a slash program update. Mr. Worley stated that he recently followed Mr. Miller on his slash pickup route. Mr. Miller was at each location between 5 to 7 minutes to collect the slash piles. Based on his observations he estimated the cost to the District for the Slash Program is approximately \$14 to \$16 per residence in the District.

Parks & Open Space Committee – Director Wagner stated that he is still working to connect with a playground maintenance company to obtain quotes for maintenance.

# RECORD OF PROCEEDINGS

---

Communications Committee: Director Ostrowski stated that the Larkspur Sentinel has established their website and that he is working with SIPA to determine additional capabilities for the District's website. In addition, he will be working on another resident survey and requested that residents send to him possible survey questions, or subjects, to be used in this survey.

## **UNFINISHED BUSINESS:**

Apache / Winfield Access: Director King stated that District Counsel has reviewed the DRAFT agreement. After reviewing several questions were posed to the Counsel for Winfield and replies are pending.

Hay Cutting: Director Wagner stated that he has not yet been able to connect with Mr. McDonald regarding weed spraying and hay harvesting and suggested that the District budget \$6,000 in 2023 for the cost of chemicals to treat the weeds in the haying areas.

Forestry Development LLC: Mr. Worley presented a letter to the District's Board of Directors stating the notice of termination of all Forestry Development LLC professional agreements with the District effective 2 December, 2022. A copy of this termination notice is attached to these meeting minutes.

Mr. Worley stated that he would present an initial draft of the CWPP to the Board at their December 2022 meeting for their consideration, and that he would like to remain as a member of the Firewise Committee.

Management Selection Committee: Director Ostrowski stated that he has reviewed two proposals that were received and discussed at the Board's 26 October, 2022 Special meeting and is researching options for possible future consideration.

Douglas County Issues: Director Brickweg stated that he has had discussions with Douglas County Engineer Sean Owens regarding the following topics:

1. Giloon Pond – Initial studies have been completed and question to be determined is if the pond is considered "Jurisdictional" or "Non-Jurisdictional". Douglas County is interested in participating in a 50/50 cost share for dredging of the pond if a non-jurisdictional determination is made. Director Brickweg requested that Mr. Schlegel follow up with Mr. Owens.

# RECORD OF PROCEEDINGS

---

Director Brickweg then moved that the Board approve a letter to Douglas County government supporting the project. Upon a second by Director Wagner, a vote was taken and the motion carried unanimously.

2. Gateway Pond – Douglas County Engineering’s recommendation is to take no action on maintenance or modifications of the area at this time, pending determination of water rights determination.
3. Upper Cheyenne Access – Douglas County agreement with the District for access control has expired. State Law now enables Douglas County to assume sole control of access to the area. Douglas County requested a letter form the District requesting that they assume this responsibility. County staff stated that if approved only persons owning property in that area will be allowed motor vehicle access to that area.

Following discussion Director Brickweg moved that the Board approve a letter to Douglas County government requesting that Douglas County assume control of motor vehicle access into the Upper Cheyenne area. Upon a second by Director Wagner, a vote was taken and the motion failed with two (2) in favor and three (3) opposed. Following the failed vote, the Directors requested that Mr. Schlegel contact Douglas County government and request a copy of said Colorado Revised Statute or County Ordinance referenced earlier and report back to the Board at a later time.

District Boundary Map: Mr. Schlegel started that the Bear Ridge inclusion has necessitated an update to the District’s Boundary Map and legal description and presented a quote from CORE Engineering for the update at a cost of \$1,900.00. Director Brickweg moved that the Board approve the quote for updating the District’s Boundary map and legal description, as presented. Upon a second by Director Wagner, a vote was taken and the motion carried unanimously. Mr. Schlegel stated that all costs incurred by the District for this inclusion will be invoiced to the developer for reimbursement.

Spring Canyon Lease: Mr. Schlegel started that he has not yet obtained a proposed lease extension from the Perry Park Water & Sanitation District and believes one will be available for the Board’s review and consideration at the 8 December, 2022 meeting.

# RECORD OF PROCEEDINGS

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## NEW BUSINESS:

Appointment to Fill Board Vacancy: Mr. Schlegel stated that he had posted a Notice of Vacancy to the District's website following receipt of Director Wagner's resignation Letter. Subsequently, three potential candidates had submitted letters of interest and resumes for the Board member's consideration. The three candidates were in attendance at this meeting.

Director Warren requested that each candidate address the Board members and describe their reasons for wishing to be appointed and any strengths or qualities that they possess that may benefit the District.

Ms. Arthurs, Ms. Schwam, and Ms. Sneider each addressed the Board members at that time. Following the presentations, the Board members voted by secret ballot on the appointment, as a result of the vote Ms. Schwam was appointed to fill the vacancy. Mr. Schlegel will obtain and file the necessary paperwork for the appointment.

## FINANCIAL AND MANAGEMENT ITEMS:

Review of Cash Position and Financial Statements: Mr. Schlegel presented the unaudited Financial Statements dated October 31, 2022, for the Board's review.

Approval of Claims: Mr. Schlegel presented a list of claims for consideration and payment. After review, Director Brickweg moved that the Board approve the November 2022 claims presented for payment totaling \$38,354.16 represented by checks #6792 through #6806. Upon a second by Director King a vote was taken, and the motion carried unanimously.

## NEXT MEETING:

**The Board's next regular meeting will take place on Thursday – December 8, 2022, at 6:00 p.m.**

There being no further business to come before the Board, upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at 8:34 p.m.

## ADJOURNMENT

Respectfully Submitted:

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Secretary for the Meeting

# RECORD OF PROCEEDINGS

## Park Metropolitan District

Regular Meeting – November 10, 2022  
Motions and Action

Agenda Item #	Motion #	Motion Language	Passed (Y or N)
2	M2022-11-10_01	Director Brickweg moved that the Board approve the agenda as amended, second by Director King.	Y
3	M2022-11-10_02	<p>Director Brickweg moved that the Board approve the Consent Agenda, consisting of the following item, as presented:</p> <ul style="list-style-type: none"> <li>• Minutes from the October 13, 2022, Regular Meeting</li> <li>• Minutes from the October 26, 2022, Special Meeting</li> <li>• Ratify the following payments to Dove Creek Forestry:                             <ul style="list-style-type: none"> <li>○ Check #6790 in the amount of \$36,085.00, and</li> <li>○ Check #6791 in the amount of \$22,050.00</li> </ul> </li> </ul> <p>Second by Director Wagner.</p>	Y
17	M2022-11-10_03	Director Brickweg moved that the Board approve a letter to Douglas County government supporting the Giloon Pond project, second by Director Wagner.	Y
17	M2022-11-10_04	Director Brickweg moved that the Board approve a letter to Douglas County government stating that the District agrees with Douglas County having sole authority for motor vehicle access into the Upper Cheyenne area. Upon a second by Director Wagner, a vote was taken and the motion failed with two (2) in favor and three (3) opposed.	N
18	M2022-11-10_05	Director Brickweg moved that the Board approve the quote for updating the District's Boundary map and legal description, as presented, second by Director Wagner.	Y
20	M2022-11-10_06	Director Brickweg moved that the Board approve the November 2022 claims presented for payment totaling \$38,354.16 represented by checks #6792 through #6806, second by Director King	Y