



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
www.ppwsd.org

Regular Board Meeting – July 12, 2024

Board Members

Brian Arthurs
Tony Lucas
Julia McCusker
Jim Maras
Gary Peterson

Staff / Consultants

Diana Miller – District Manager

1.0 Call To Order

The Regular Board Meeting was called to order at 16:30.

2.0 New Business

The District Manager advised the Board that Land Title of Castle Rock needed the information included in the following resolution for the closing of the property at 1802 Silverheels Drive, Larkspur, Colorado. The District Manager added that the resolution had been prepared by the District's legal counsel, Ms. Ashley Zahedi, with Curtis, Justus, and Zahedi, LLC.

It was noted that the sell of the abovementioned property was intended to help defray the cost to ratepayers of necessary capital improvements.

The following motion was made and seconded;

RESOLUTION OF THE BOARD OF DIRECTORS OF PERRY PARK WATER AND SANITATION DISTRICT

Resolution # 24-07-001

WHEREAS, the Board of Directors (the "Board") of the Perry Park Water and Sanitation District (the "District") met at a special meeting at 5676 West Red Rock Drive, Larkspur, Colorado, 80118 on July 12, 2024, at 4:30.p.m.; and

WHEREAS, pursuant to C.R.S. §§ 32-1-1001(f), (l), the Board has the legislative authority to sell, convey, or exchange any real property owned by the District when deemed by the Board to be in the best interests of the District; and

WHEREAS, the District (hereinafter "Seller"), owns real property which is located at 1802 Silverheels Drive, Larkspur, Colorado, identified in the records of the Douglas County Assessor as Parcel No. 2607-290-04-003 (the "Property"), which the Seller desires to sell; and

WHEREAS, the District, as Seller, listed and marketed the Property through its Broker, Inet Real Estate, and entered into negotiations with Irene Joo and Marcus A Pinzel (hereinafter "Buyer"), which made the highest and best offer for the Property; and

WHEREAS, the Buyer desires to purchase the Property at the purchase price of Four Hundred Fifty Thousand Dollars and no cents (\$450,000.00), and the Board desires to authorize the sale of the Property pursuant to the Buy and Sale Contract with the Buyer.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT:

The Board hereby authorizes the sale of the Property pursuant to the terms set forth in the Buy and Sale Contract with the Buyer, as may be amended from time to time. The President of the Board is authorized to execute the deed and such other and further documents as may be necessary to effectuate the sale of the Property pursuant to the Buy and Sale Contract and any amendments thereto.

The motion passed unanimously.

3.0 Adjournment - A motion was made and seconded; (RESOLUTION 23-048) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:37.

ATTEST:

James Maras