

Pleasant View Metropolitan District

Minutes of the Regular Meeting of the Board of Directors of the Pleasant View Metropolitan District

March 31st, 2026

Roll Call:

Present: Joe Anderson, Laura Cardon, Julie Shaw

Also present: Chief Chris Malmgren and Dakota Spence, Legal Counsel from Cockrel Ela Glesne Greher & Ruhland, P.C.

Pledge of Allegiance

Approval of Agenda

Dakota Spence, Legal Counsel for the District, suggested the public comment portion of the meeting be conducted before the new business portion of the meeting, in order to offer any final comments from residents interested in the Board vacancies. Vice President Cardon motioned to amend the agenda as suggested, Director Shaw seconded, and the Board approved the amended agenda.

Approval of Minutes:

January 20, 2026, February 17, 2026, and March 3, 2026

Vice President Cardon motioned to approve the January 20, February 17, and March 3, 2026 minutes as presented. Director Shaw seconded, and the Board approved the minutes as presented.

Public Comments:

Donald Clark asked whether the new business would occur prior to public comment. President Anderson clarified that the Board had amended the agenda so that public comment would occur before new business.

Ed Barry asked whether there were any bids on new buildings. President Anderson stated he did not have that information at this time and requested Mr. Barry's email so that he could provide a response at a later time.

Donald Clark, identifying himself as President of the Pleasant View Water and Sanitation District, provided comments regarding Public Alliance Management Company, stating that his

district had experienced dissatisfaction with its services, citing concerns related to communication, contract management, and scope of services.

Bryann Lynch requested additional information regarding the resignations of former Directors Adrian Waller and Jennifer Heismann, as well as clarification on when prior meeting minutes would be posted and where agendas are made available. Vice President Cardon clarified that minutes must be approved by the Board prior to posting and that the recently approved minutes would be available on the District's website shortly.

New Business

1. Candidates for Board Vacancy

President Anderson opened discussion regarding the candidates for the vacant Board positions. The Board members expressed appreciation for the letters of interest submitted by residents.

Legal Counsel Dakota Spence clarified that the vacancies correspond to two separate terms and that each appointee must be assigned to a specific seat. He further explained that both appointees will be required to run for election in 2027, and that the individual appointed to the longer-term seat will complete the remainder of that term through 2029. Legal Counsel also clarified that officer positions were not on the agenda and would remain unchanged until a future meeting.

President Anderson facilitated discussion regarding the distinction between the two terms and the associated election requirements.

Director Shaw motioned to appoint Dariusz Piwko to fill former Director Waller's Board seat. Vice President Cardon seconded, and the motion was unanimously approved.

Vice President Cardon motioned to appoint Dave Bohrman to fill former Director Heismann's Board seat. Director Shaw seconded, and the motion was unanimously approved. Director Shaw disclosed that Dave Bohrman is her spouse.

A member of the public requested information regarding the qualifications of the appointed individuals. President Anderson stated that the Board is responsible for making appointments to fill vacancies and encouraged residents to participate in future elections. Vice President Cardon asked whether letters of interest could be shared publicly, and Legal Counsel confirmed that they may be disclosed by the District.

2. Public Alliance Management Company

Vice President Cardon reported that she and Director Shaw had reviewed Public Alliance's services and consulted references from other districts. She stated that feedback was generally positive and that engaging Public Alliance as an interim district manager would assist the District in addressing operational needs while reducing reliance on existing staff and legal

counsel for administrative matters. She further noted that the agreement includes flexibility for termination if necessary and is expected to result in cost savings.

President Anderson stated that he had reviewed the agreement and agreed that it represents a cost-effective interim solution. Director Shaw concurred.

Legal Counsel Dakota Spence clarified that the agreement is for interim services and that the Board may evaluate long-term management options once the Board is fully seated. He recommended, if the Board wanted to approve the agreement, they approve it subject to any necessary legal revisions.

Vice President Cardon motioned to approve the agreement with Public Alliance, subject to revisions with legal counsel, and to authorize President Anderson to work with legal counsel on any necessary updates. Director Shaw seconded, and the motion was unanimously approved.

3. Park Maintenance Employee Vacancy

Chief Malmgren presented the job description for the park maintenance employee position. The Board requested that working hours be included in the job posting. Legal Counsel noted that while working hours are appropriate for a job posting, they are distinct from the job description and offered to assist with ensuring legal compliance.

Vice President Cardon requested that current staff review the job posting to ensure accuracy.

Director Shaw motioned to approve the park maintenance supervisor job description. Vice President Cardon seconded, and the motion was unanimously approved.

Legal Counsel mentioned that he didn't have any updates on the remaining matters and asked whether the Board would like him to be present for the remainder of the meeting. The Board did not believe legal counsel was necessary for the rest of the meeting. Legal Counsel left at this time.

Reports

A. Treasurer's Report

The Board reviewed the Treasurer's Report. No substantive concerns were raised. Vice President Cardon motioned to approve the Treasurer's Report, Director Shaw seconded, and the motion was unanimously approved.

B. Bills Paid

Vice President Cardon inquired about the timing of property tax revenue and noted higher-than-expected expenditures in certain categories. Chief Malmgren explained that recent apparatus repairs and maintenance contributed to the increased costs and that additional maintenance

may be required. He stated that these expenses are not expected to negatively impact overall budget performance.

The Board also discussed capital expenditures, including equipment purchases and building-related costs. President Anderson stated that he is reviewing related invoices and will provide a detailed update at a future meeting.

C. Bank and Credit Card Reconciliations

The Board reviewed bank and credit card reconciliations. Clarification was provided regarding certain charges related to firefighter equipment. No further discussion was held.

D. District Manager's Report

Chief Malmgren provided updates on ongoing operational matters, including the review of field policies by legal counsel and progress on the maintenance building. He reported that the structure has been erected, but utility installation and doors are still pending. Delays are related to coordination with utility providers.

Representatives from the contractor indicated that utility installation is pending approval and scheduling by the service provider.

The Board discussed project scope, budget considerations, and outstanding questions. President Anderson stated that he will compile financial information and provide an update.

Chief Malmgren also reported on the status of the Moss Street remodel, noting that only one bid has been received and that additional bids are required before proceeding. The Board directed staff to obtain additional information, including project scope and budget allocations.

E. Fire Department Report

Chief Malmgren presented a proposed reserve firefighter program policy. The Board discussed certification requirements and program intent.

Vice President Cardon motioned to approve the policy pending legal review. Director Shaw seconded, and the motion was unanimously approved.

Chief Malmgren also reported that the District is working with neighboring agencies to secure a new ambulance service contract with Platte Valley Ambulance, part of Intermountain Health. He stated that the agreement is expected to generate modest monthly revenue for the District and will be reviewed by legal counsel prior to Board consideration.

The Board discussed call volume trends and interagency coordination, noting increased activity and improved service coverage.

F. Parks and Facilities

Chief Malmgren provided updates on equipment maintenance and repairs, including work performed on District vehicles and machinery. He also noted that additional information is needed regarding prior issues involving tree removal and sewer overflow near the new building.

The Board requested follow-up on these matters.

G. Personnel: Sick and Vacation Reports

Chief Malmgren stated that no updates were available at this time and that personnel records are still being organized.

H. Building Committee

No new updates were reported. Chief Malmgren noted that funds have been contributed toward the project, but no active work is currently underway.

Old Business

Five-Year Plan

Chief Malmgren reported that no progress has been made on the five-year plan. The Board discussed postponing further work until a full Board is seated and district management structure is clarified.

Director Shaw motioned to table the five-year plan discussion until May 2026. Vice President Cardon seconded, and the motion was unanimously approved.

The Board also discussed procedures for adding agenda items and improving communication with residents, including updates to posting practices and online platforms.

Adjournment

Vice President Cardon motioned to adjourn the meeting. Director Shaw seconded, and the motion was unanimously approved.


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Joe Anderson, President


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Laura Cardon, Vice President

Signed by:



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Julie "Jay" Shaw, Treasurer/Secretary