

Pleasant View Metropolitan District
Minutes of the Regular Session Meeting of the Board of Directors
December 9, 2025

President: Adrian Waller called the meeting to order on December 9, 2025, at 4:00 p.m.

Roll Call:

Present: Adrian Waller, Jennie Heismann, Julie Shaw, and Laura Cardon.

Absent: Joe Anderson

Julie Shaw made a motion to excuse Joe Anderson and with a second from Laura Cardon the motion was unanimously approved.

Also Present: Tammy Waller, Chief Chris Malmgren, and Karey Baker.

Pledge of Allegiance

Approval of Agenda:

President Adrian Waller asked if there were any changes or additions to the agenda.

Laura Cardon stated she would like to add an item to the agenda regarding why Gemsbok takes so long to process bills and to see if they can do a 5-year budget forecast. President Waller stated that we could add it to the agenda for January, if the Board agrees, but we can't add it to the December agenda for transparency. Ms. Cardon stated that's not accurate according to Colorado Open Meeting Law. President Waller asked for a motion to add why Gemsbok takes so long to process bills and to see if they can do a 5-year budget forecast. Laura Cardon made the motion to approve adding the above agenda item. Julie Shaw seconded the motion; Jennie Heismann and Adrian Waller were against. The motion failed with a 2-2 vote.

With no changes made to the agenda, Julie Shaw made a motion to accept the December 9, 2025, meeting agenda, and with a second from Laura Cardon, the motion was unanimously approved.

Approval of Minutes:

October 21, 2025, Regular Session Meeting Minutes

Karey Baker stated that she received edits from Laura Cardon last night and was unable to

make them. The Board discussed the changes that were suggested by Ms. Cardon. Ms. Baker stated that she doesn't feel comfortable making big changes to the minutes as they are verbatim minutes. President Waller stated that we were summarizing them previously. The Board agreed to return to doing summarized minutes. Julie Shaw made a motion to go back to summarized meeting minutes and with a second from Laura Cardon the motion was unanimously approved.

With no minutes to approve, the minutes were tabled for approval until January's meeting.

Correspondence: None.

Reports:

A. Treasures Report:

Treasurer Jennie Heismann read the Treasurer's Report as printed. Jennie Heismann made a motion to approve the Treasurer's Report in the amount of \$4,233,759.45, and with a second from Laura Cardon, the motion was unanimously approved.

B. Bills Paid:

Julie Shaw made a motion to approve the bills paid as of November 21, 2025, in the amount of \$294,219.23, and with a second from Laura Cardon the motion was unanimously approved.

Ms. Cardon had questions regarding the profit & loss budget vs. actual statement. She asked why we budgeted \$12,000 in miscellaneous income and we have only received \$651 and Chief Malmgren stated that we just over budgeted. She also asked why the capital expenses are more than was budgeted and Ms. Waller stated that we didn't budget for the maintenance building, but it came out of capital expenses. Ms. Cardon asked why there is \$5,000 less in professional services fees than last month and Ms. Waller stated that we received reimbursement from the auditor as they overcharged the district.

Ms. Cardon had questions regarding checks that were paid. She asked why we have just received the July Gemsbok invoice and why is there such a gap in time? Ms. Waller stated that she would need to review the invoice. Ms. Cardon asked when the mowing will be done and when we will stop receiving invoices. Ms. Waller stated that the mowing is done, but we will now receive snowplowing invoices.

President Waller asked Tammy Waller how often we pay bills and Ms. Waller stated that they are submitted every two weeks.

C. Bank & C Reconciliations: No comment from the Board of Directors

D. District Managers Report:

New Business- None

Old Business

- New Maintenance Building- Building permit paid for and picked up.
- Kitchen & Workroom Remodel - Permit application has been signed, and an asbestos test has been submitted.

E. Fire Department:

- Self-Contained Breathing Apparatus (SCBA) - Chief Malmgren stated the new compressor has arrived. The SCBAs have been ordered, but we haven't received a delivery date.
- Holiday Events - Chief Malmgren stated that the annual Santa on the Truck happened on Sunday. The Board thanked the fire department for all their participation. The Fire Departments annual banquet is on December 13, 2025, at Footprints at Fossil Trace Golf Course.
- November 2025 Incident Statistics- The department responded to 129 incidents in November, bringing the total for the year to 1,709.

F. Fire Department Union: None.

G. Parks/Recreation/Facilities:

Ms. Waller stated that she has nothing to report to the Board.

H. Building Committee: None.

I. Personnel: No questions from the Board.

Work Log: No questions from the Board.

New Business:

2026 Budget Hearing

A. Budget Resolution

President Waller read Resolution 25-12-2 to Adopt the 2026 Budget.

Laura Cardon made a motion to adopt the Budget for 2026 in the amount of \$3,290,003.57 and with a second from Jennie Heismann the motion was unanimously approved.

Ms. Cardon asked if the valuation changed much from what the Board reviewed last month and Chief Malmgren stated that it decreased by \$23,000.

B. 2025 Budget Amendment

President Waller read Resolution 25-12-1 to Amend the 2025 Budget. Laura Cardon made a motion to adopt a supplemental budget for 2025 in the amount of \$3,750,000 and with a second from Jennie Heismann the motion was unanimously approved.

Old Business:

1. 5-Year Plan Updates

President Waller stated that as we discussed in November, this is a discussion we will begin in January. He stated that intransparency he has talked to West Metro, City of Golden and Mr. Stevinson, to help gather information for these meetings and to find out what they are all thinking and where do we go from there. Ms. Cardon and Ms. Shaw asked to be included in future meetings. Chief Malmgren stated that we need to get legal advice on this. Julie Shaw asked do we have a timeline to get attorney's advice, and we might want to have that information before we start these discussions. President Waller has talked to the Assessor's office regarding the property tax monies and is working on getting this information. He stated that we will do a deeper dive in January. Ms. Cardon suggested that a study session would be helpful for the Board. Julie Shaw suggested that maybe in January we sit down and have a study session with each entity.

2. GLO Park/Housing Project

President Waller stated he had a meeting with Lu Cordova from the State, and she is working on an RFQ for a secure energy facility. This is something the federal government is pushing to preserve our vulnerabilities for computer hacking. This facility would not include shared parking.

Public Comments: None.

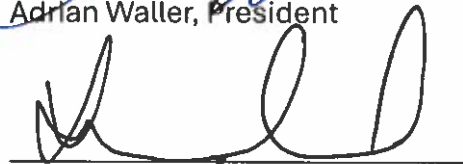
Adjournment:

Jennie Heismann made a motion to adjourn at 5:11 p.m. Julie Shaw seconded the motion, and it was unanimously approved.

Respectfully submitted by:
Karey Baker



Adrian Waller, President



Laura Cardon, Vice President



Jennie Heismann, Treasurer



Julie Shaw, Director



Joe Anderson, Director

