

Pleasant View Metropolitan District  
Minutes of the Regular Board of Directors Meeting  
February 20, 2018

President: Adrian Waller called the meeting to order on February 20, 2018, at 6:06 p.m.

Roll Call:

Present: Adrian Waller, H.D. McDonald, Devin Keen, Elmer W. Dudden and Tiffany Smith.

Also Present: Tammy Waller and Chris Malmgren.

Pledge of Allegiance

Approval of Agenda:

Devin Keen made a motion to accept the agenda for February 20, 2018. Tiffany Smith seconded the motion and it was unanimously approved.

Approval of Minutes:

Elmer W. Dudden requested that the January 16, 2018 meeting minutes be changed to reflect the following information. "During the discussion to determine the expense of having a security person at our Metro District meetings, Adrian Waller referenced the check from last month that showed a payment of about \$185 for the security person. Concerning payment for an attorney to attend the Metro District meeting, Adrian Waller stated it was \$250 per hour. The attorney will not attend meetings unless requested". With those additions made to the minutes, a motion was made by Elmer W. Dudden to approve the January 16, 2018 meeting minutes and with a seconded from H.D. McDonald the motion was unanimously approved.

Correspondence: None.

Reports:

A. Treasures Report:

Financial Secretary Devin Keen read the submitted Treasurer's Report as printed. H.D. McDonald made a motion to approve the balance as printed in the amount of \$1,292,553.24, and with a second from Tiffany Smith, the motion was unanimously approved.

Elmer W. Dudden stated that he would like to see an itemized summary of the professional fees, because it is \$3,058 over budget and there has been \$4,230.50 spent this month. Tammy Waller stated that she would add it to the packet when she receives them.

B. Bills Paid:

Devin Keen made a motion to accept the Bills Paid as of January 1 - 29, 2018, in the amount of \$264,705.41, and with a second from Tiffany Smith, the motion was unanimously approved.

C. Bills to be Paid: The Board had no questions.

D. Bank & CC Reconciliations: The Board had no questions.

E. Fire Department:

- Chief Malmgren stated that moving over to the new dispatch system has been postponed until sometime in March due to some issues with the system.
- A new engineer was hired. Nico Elliot is starting February 24<sup>th</sup>.
- The ladder truck didn't pass the test in October. We are in the processing of getting it fixed.

F. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Several events that went well. Comments about the TV and Bluetooth were good

Wolf Park:

- The walking path is deteriorating and should be addressed soon. There was some money budgeted in 2018. The Board discussed putting in a crusher fine trail and requested that Tammy Waller get bids to present to the Board at the meeting in March.
- All shingled roofs are completed. There are still metal ones to be completed.

Orchard Park:

- All shingled roofs have been replaced.

Westblade Park:

- There was some graffiti in the Park, but it was clean up last week.

Miscellaneous:

- Rock was added in front of Building 48

G. Building Committee: The Board had no questions or discussion.

H. Personnel: The Board had no questions.

I. Work Log: The Board had no questions.

New Business:

1. Resolution No. 2018-2-20 A:  
Resolution Adopting The Colorado Special District Records Management Manual  
Devin Keen made a motion adopted Resolution No. 2018-2-20 A and with a second from H.D. McDonald the Resolution was unanimously approved.
  
2. Hatzis: Upgrade to existing roof  
The contractors would like to use TPO instead of gravel and the insurance company has already approved it. Tiffany Smith made a motion to approve the upgrade from gravel to TPO and with a second from Devin Keen the motion was unanimously approved.
  
3. Job Positions:  
Tammy Waller stated that the Board discussed hiring a company for mowing. The Board is in favor of outsourcing for mowing and the sprinklers and requested that Tammy Waller get bids.

She also stated that a part time office staff/parks person that is flexible would be good to help with Building 48 on the weekends, evenings, pavilion rentals and meeting people after events and weekend trash. The Board requested that she look at the possibility of a part time person.

Old Business:

1. Camp George West: Insight Engineering reviewing flood plain concerns with County's for Parking Lot & Trail.  
Tammy Waller stated that she had a meeting with Insight Engineering and Jefferson County Planning & Zoning. The meeting was very positive. The paving of the main parking lot will not be a big issue and we may just need a floodplain permit and may not have to do a study.
  
2. Bike Jeffco: Still interested in trail at CGW and wants to submit a proposal to Open Space.  
Talked with Bike Jeffco and they still would like the piece of trail from building to Research Road built. They are willing to help get volunteers from NREL to build the trail, which would alleviate some of the costs. Both Jefferson County Open Space and Planning & Zoning have approved the trail.

Executive Session: None

Public Comments:

President Waller stated that there is information on the agenda for the structure that will be used during public comment.

Clyde Harbor, 15900 West 9<sup>th</sup> Avenue

Mr. Harbor stated that he would like to turn in his application for a Board position for the next election.

Mr. Harbor asked the Board how much money is in savings? Devin Keen stated that in miscellaneous savings there is \$40,004.79 and in the reserve fund there is \$849,398.46.

Mr. Harbor asked the Chairman if the District ever got their money back from the lawsuit on the paving job. President Waller stated that the case was closed 4 months ago. Mr. Harbor stated that no one knew that the case was closed. President Waller stated that it was announced in a Board meeting and it is in the minutes for the meeting 4 months ago. Mr. Harbor asked if the District got their money back. President Waller stated that the judge awarded the District \$40,000. Mr. Harbor asked why the District didn't receive all the money and President Waller stated that they received what the judge awarded them. Mr. Harbor asked the Board why they wrote a check for \$70,000 to start with. President Waller stated that the Board would not get into a debate regarding something that happened in the past and that the case is already closed. Mr. Harbor stated that the District lost \$40,000, but President Waller stated that the contractor took the money and the judge awarded the District \$40,000. President Waller stated that the contractor didn't show up to the hearing, but his insurance company did. Mr. Harbor stated that it sounds like fraud and President Waller agreed. Mr. Harbor stated that now there is \$40,000 missing and President Waller stated that there is only \$30,000, because the judge awarded the District \$40,000. Mr. Harbor stated that President Waller said \$30,000 not \$40,000. The Board agreed that President Waller said \$40,000 and not \$30,000 and that Mr. Harbor misunderstood the amount. President Waller stated that he is saying the same thing over and over and that the discussion is not getting anywhere. Mr. Harbor stated that the Board always does, and President Waller thanked him for his comment.

Freida Wagner, 16727 Mount Vernon Road

Ms. Wagner stated that she uses Westblade Park and walks with her dog there almost every day. She is concerned that since Ron has been gone, the park maintenance has gone downhill. She stated that her tipping point was the last snow storm, because there wasn't snow removal for a couple of days. She stated that she called Tammy Waller and quite frankly Tammy shouldn't have to be in the position of saying that we aren't sure when it will be done, and it puts her in a bad position. Ms. Wagner stated that her expectation is that snow removal gets done, mowing gets done and trash cans get emptied. She stated that she has looked on the website and is familiar with the budget and knows that there is a position in the budget and she knows that the Board is talking about a part time seasonal position tonight. She stated that a part time seasonal person is not going to make it and that a part time person is not what is in the budget. Ms. Wagner asked when the Board when the position is going to be filled and what is being done to recruit for it? Ms. Wagner stated that she is a park user every day and we have a problem here. She stated that she doesn't use the other parks and they may be great, but

Westblade has gone done downhill and outsourcing is not going to make it. President Waller thanked Ms. Wagner for her comments.

Linda Gallegos, 845 Nile Court

Ms. Gallegos stated that she wanted to address the Board about park maintenance as well. She stated that she doesn't know who is doing all the sprinkler repair and maintenance out there. The sprinkler was going, and she talked to the Water Department and talked to Tammy Waller and even called Consolidated. Ms. Gallegos said that she walks every single day down Wulf Park and out to Westblade and the sprinkler system was going every single day until after Thanksgiving. There was a big freeze in October and I have reason to believe there is a broken pipe and one of the girls in the Water Department confirmed that there may be a broken pipe. Ms. Gallegos stated that the answer she received about when the water was going to get shut off because there is water freezing on the sidewalk and its very slippery. I fell down a couple of times on ice. She stated that she guesses the decision was to let who ever was taking care of the sprinkler system to determine when the sprinklers would be shut off. Ms. Gallegos asked who is overseeing contractors and contracted work like this to make sure its getting done in a timely manner. Ms. Gallegos also stated that there is a problem with mowing. An idiot can probably mow, and you can probably do snow removal as needed, but there are other things that come up at the park. She said there are dog turds, and wondered if the Board had been there because it's disgusting. You can't walk two feet without seeing dog crap. I don't know what we need to do to address this. A month ago, Tammy had bags in her office. They were put out in the park, but they only lasted about two days. Tammy Waller stated that she didn't put those bags out in Westblade Park. Ms. Gallegos asked where those bags that were in her office went and Ms. Waller stated that they were for another park. Ms. Gallegos stated that the District could do more to have disposable bags in the park.

Ms. Gallegos stated that she is here because of the broken glass. She said that she goes to the park and sees glass broken in two spots and calls Tammy Waller. She stated that she understands that Tammy works in the office and it probably isn't appropriate for her to go down to the park and clean it up and she doesn't do a very good job if she is doing it. Somebody needs to go down there and take care of the glass. There was an occasion on the 4<sup>th</sup> of January were there were two piles of broken glass and that she reported them and when she came back the next day it looked like the 5 biggest pieces in the two piles were picked up and the rest was kicked off to the side. She stated that she saw a big piece of glass and it is dangerous for our pets. It needs to be picked up as far as you can see it. Ms. Gallegos stated that she picked up the big piece of glass and her dog yanked her, and she squeezed on the glass and it cut her thumb open quit severely and left blood all over the park and Tammy Waller told her that perhaps she shouldn't pick up the glass, but Ms. Gallegos stated that she still did and 6 weeks later she's still picking up glass in those two parts of the park. She stated that she has had to stop because there is snow on top of it. Ms. Gallegos said that she has pictures of handfuls of glass that she has been picking up for the last 6 weeks. She personally thinks that would be one of the reasons that someone is down there regularly for daily park maintenance. She stated that she was hopping mad that she cut her thumb, but if it was her dog she would be going to the vet, possibly getting stitches and she would be expecting someone to pay for it. She stated that she was very upset that the District can't get lots of broken glass picked up from the park and that between the glass and the dog turds there is a problem. Anyone can do

mowing or snow removal on an as need basis, but for the little things that come up who are you going to call that will go down there and take care of the day to day problems. She said I don't think I should, its below my pay grade, but I do it. Every single day when I walk my dog I pick up cans, candy wrappers, glass, but I won't pick up anyone else's dog turds. The reason Westblade isn't full of trash right now is because I pick it up. I do it myself because it's my park, I love it and I think it's a gem and I hate to see it disrespected. I will chase somebody down across the park with a dog turd bag and stand over them and make them pick up their dog turd. Somebody needs to be down there. Ms. Gallegos asked the Board if any of them are down at the park every single day to see what goes on at the park, what it looks like or how dirty its getting. Tiffany Smith stated that she knows it has been getting dirty with the dog messes and she has complained about it, but it is the dog owners that should be cleaning up after their pets. Ms. Gallegos suggested someone goes through the park and cleans it up and puts signs up. She stated that the park is in pain and just show a little respect to the park. Ms. Smith stated that people don't pick up their dog waste and there are dogs off lease when I'm at the park. Ms. Gallegos stated that the dogs off leash issue is not as big of deal as the dog turds. Tiffany Smith and Tammy Waller both agreed that it is a big issue because you can't pick up the dog waste if they are running off leash. President Waller stated that she has gone over her 3 minutes. Ms. Gallegos stated about the glass that if I can get a name that I can call to pick up glass. President Waller thanked her for her comments.

Clyde Harbor began to speak to the Board and to the community members and President Waller stated that he already had his 3 minutes. Mr. Harbor continued to talk and argue with President Waller. President Waller requested that he be removed from the meeting.

Adjournment: Elmer W. Dudden made a motion to adjourn at 7:02 p.m., Tiffany Smith seconded the motion and it was unanimously approved.

Respectfully submitted by:  
Karey Baker

  
Adrian Waller, President

  
H.D. McDonald, Vice President

  
Devin Keen, Secretary/Treasurer



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Tiffany Smith, Director



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Elmer W. Dudden, Director

