

Pleasant View Metropolitan District

Minutes of the Regular Session Meeting of the Board of Directors

January 20, 2026

President: Adrian Waller called the meeting to order on January 20, 2026, at 4:00 p.m.

Roll Call:

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

Absent: Joe Anderson

Jennie Heismann made a motion to approve an unexcused absence for Joe Anderson, with a second from Laura Cardon the motion was unanimously approved.

President Waller stated that we made a motion to approve an unexcused absence for Mr. Anderson, but now he is here and we need make motion to remove the unexcused absence.

Julie Shaw made a motion to remove the unexcused absence and with a second from Laura Cardon the motion was unanimously approved.

Also Present: Tammy Waller and Chief Chris Malmgren.

Pledge of Allegiance

Approval of Agenda:

President Adrian Waller asked if there were any changes or additions to the agenda. With no changes made to the agenda, Julie Shaw made a motion to accept January 20, 2026, meeting agenda, and with a second from Jennie Heismann, the motion was unanimously approved.

Approval of Minutes:

October 21, 2025, Regular Session Meeting Minutes

President Waller stated that there were several corrections that he and Laura Cardon have made. Ms. Cardon stated that at the bottom of page 6 the word that needs to be added to the second to last sentence "What would that do". President Waller stated that Mr. Anderson was called Ms. Anderson and he changed it to Mr. Anderson. President Waller stated that his name was also misspelled as well. With those changes made, Julie Shaw made a motion to approve the October 21, 2025, Regular Session Meeting Minutes and with a second from Laura Cardon the motion was unanimously approved.

November 18, 2025, Regular Session Meeting Minutes

President Waller stated that he made the changes that Laura Cardon and he had made to the minutes. He stated that on the first page the word community should be communication, he stated he added Wolf baseball field to stadium lights, on page 3 Ms. Cardon "He stated the we need to table this discussion until..., the word department was changed to departments and last paragraph we changed send a little time to spend a little time. Joe Anderson stated that he was absent during that meeting and yet under Fire Department he asked a question. President Waller asked Tammy Waller to check with Karey Baker to see who asked that question. With this question needing clarification, the minutes for the November 18, 2025, meeting minutes will be moved to the February meeting for approval.

December 9, 2025, Regular Session Meeting Minutes

President Waller asked if there were any changes to the December 9, 2025, meeting minutes. Ms. Cardon stated that on the first page, evaluation needs to be changed to valuation. Julie Shaw stated that her name was misspelled on page 2. With those changes made, a motion was made to Joe Anderson to approve December 9, 2025, meeting minutes and with a second from Julie Shaw the motion was unanimously approved.

Correspondence: None.

Reports:

A. Treasures Report:

Treasurer Jennie Heismann read the Treasurer's Report as printed. Laura Cardon made a motion to approve the Treasurer's Report in the amount of \$4,061,695.99, and with a second from Jennie Heismann, the motion was unanimously approved.

B. Bills Paid:

Julie Shaw made a motion to approve the bills paid as of December 31, 2025, in the amount of \$214,573.30, and with a second from Joe Anderson the motion was unanimously approved.

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

D. District Managers Report:

New Business

1. Board Decorum/Ethics/Authority

a. Emails

Ms. Waller told the board that there is a lot going on and she would like to bring some items to their attention. She said in the 10 years she has worked for the district she has seen board members, some good, some difficult, others not understanding their role, but she stated that she has always been able to be professional and work with all of them. She said that she is very frustrated by recent events and that she needs to waste the boards time by bringing up her concerns in a board meeting. She stated that she has been receiving a lot of emails, and she finds them inappropriate, they violate sunshine laws, they are micromanaging, they undermine administrative authority and they disrupt her day. The sheer volume is very overwhelming.

She stated that the Board agreed to put all tasks on hold for the 5-year plan until the January Board meeting, yet she stated she received roughly 12 emails from Laura Cardon wanting financial information. She stated that she considers the volume and aggressiveness of these emails as harassment, especially since the Board didn't give me any directive to do anything until the January Board meeting. She stated that Board members should not be emailing her unless they are going to miss a board meeting, are going to be late or if they just have a simple question. No single board has the authority to email her and ask her to do something.

b. Bills

Ms. Waller stated that the bills are not late, there are not late fees to show that. She stated that she explained to Laura in an email before the last meeting that the CEGR's invoices come late in the following month. She stated that she just received the December invoice and it's January 20th. She told the Board that she pays the bills every two weeks. She stated she answered Laura's question in an email and yet she still felt the need to make it public. She said that it is disturbing that the focus is on the lawyer fees being so high, but then the focus becomes the bills are late.

c. Board Authority

Directives must come from the Board in a board meeting and it's each board member's responsibility to know what their role is. She stated that Laura Cardon had questioned her work ethic because she wasn't doing what she asked her to do. She stated board members not knowing their roles as it opens the district up for liability and makes the District Manager's position very difficult. Examples are emails breaking sunshine laws, open meetings act and talking about items that are not on the agenda.

d. Blurred Lines

Board members and fire staff get together at social gatherings. It's inappropriate, violates sunshine laws, creates conflicts and breaks trust. Board members are elected by residents of Pleasant View to make sure their taxes are used appropriately for fire and parks only. Fire fighters and individual resident agendas should not be a priority. Board members should not undermine the District Manager or the Fire Chief.

e. Unanswered Questions

Ms. Waller stated that she feels like she has answered all the questions but may have missed some because of the volume of questions she has received from a board member.

f. Agenda

Ms. Waller stated that we had a meeting with our Attorney last year and discussed and we discussed special interest groups who target small districts to advance their agenda. Even though title 32 allows us to change the agenda, our Attorney advised us not to change it as it leaves the door open for special interest groups and the public could sue us for not being transparent.

Ms. Waller stated that Laura stated in her newsletter that the board was not willing to work with Gemsbok and that they were negligible and irresponsible. Ms. Waller stated this false and that she is working with Gemsbok on future forecasting as well as the fire chief and the Board President. It is the administration's job to work with Gemsbok not the Board. She said this is another example of over stepping boundaries.

President Waller asked if the Board members have any questions or comments. Julie Shaw asked what is the best way to add something to the agenda? Ms. Waller stated that agenda for day-to-day business.

Laura Cardon stated that there needs to be a way to add things to the agenda. Mr. Waller stated that it needs to go through the District Manager and the Board President. It's not an individual board members' decision to add agenda items, it needs to come for the entire Board.

Ms. Cardon stated that she doesn't have a clear path to add things to the agenda. She stated that she asked to add the financial forecast and why it was not received by the Board. Mr. Waller stated it was not added because the Board agreed that this topic would be discussed in January, but Ms. Cardon brought this topic up continuously in October, November and December. Jennie Heismann stated that she agreed with President Waller that the Board all agreed that this discussion would begin in January and not before.

Ms. Cardon stated that since we will be asking to put things on next month's agenda at the end of the meeting, how do we get things on the agenda in between two meetings. President Waller stated that the agenda should be set by the District Manager and the Fire Chief. Ms. Cardon stated that she disagrees. Mr. Anderson stated that there may be an emergency and Ms. Waller stated that the district would add those items not the Board members.

The Board agreed that agenda items could be discussed at the end of the meeting and all the Board members should approve those topics. Ms. Cardon stated that she still doesn't understand how to add things to the agenda. Ms. Waller stated again that you can ask to add it at the next Board meeting.

Julie Shaw suggested a quick recap at the end of the Board meetings. Ms. Cardon asked if we could add Future Agenda Items after public comment and the Board agreed.

Ms. Heismann stated that all communication should be done at the Board meetings and there should not be any correspondence between meetings. She stated that she is not reading them or responding to them, and she would really appreciate it if they stopped. President Waller stated that he agrees. He told the Board that the main issue he mentioned was using CC/BCC and not knowing who is blind copied so an email could be sent to him and four other people were copied. It is a trust issue and how do we know who is or isn't copied.

Ms. Cardon stated that we need the financial forecast to start the discussion at this meeting. Ms. Heismann stated that this meeting was to start the discussion, set up the study sessions and decide what information needs to be gathered. Ms. Waller stated that there are a lot of things that need to be done before Gemsbok can even analyze the information. Julie Shaw asked what a realistic timeframe is to have this information.

Mr. Anderson stated that he respects the words Ms. Waller used and that moving forward, he said he wants to make sure the Board gets her what she needs to do her job. He said whatever the Board can do to make sure this never happens again and that Ms. Waller is never put in that place again.

Old Business

- Ms. Waller stated that she has received one bid for the workroom/kitchen remodel, but she stated that she needs to have two bids before she can make any decisions.

E. Fire Department:

- **Self-Contained Breathing Apparatus (SCBA)** – Chief Malmgren stated that all SCBA equipment has arrived. We are in the process of fit-testing all the firefighters and flow-testing the new packs. Training on the equipment is scheduled, and then the SCBAs will be placed into service
- **Intergovernmental Agreement (IGA) with City of Golden** – Chief Malmgren stated that attached is the IGA between City of Golden, West Metro Fire District and Pleasant View Metropolitan District regarding the closest response to the I-70 incident. Our attorney has already reviewed and approved the document. The Board will need to approve and sign the IGA.

Joe Anderson made a motion to approve the Intergovernmental Agreement between the City of Golden, West Metro Fire District and Pleasant View Metropolitan District. With a second Laura Cardon the motion was unanimously approved.

- **Retired Reserve Program** – Volunteer firefighter Dariusz Piwko, one of our senior firefighters, has proposed a Retired Preserve Program.

Mr Piwko stated that he has reached his 10 years and that the 36 hours a month and 48 hours a year of time you need to do to get the credits is hard. He stated that as people get older the requirement becomes more tough and people leave because they want to spend time with their families. He said he had talked to some retired firefighters, and they said that if the requirements were less, they would consider coming back. A requirement of 24 hours a quarter and they could also pick up more hours.

Mr. Anderson asked if they have a proposal. President Waller asked if anything interferes with retirements. Chief Malmgren stated they would be ineligible for any addition time accrued. He said this would require a policy if the Board agrees. The Board agreed that the policy should be written.

- **December 2025 Incident Statistics** – The department responded to 157 incidents in November, bringing the total for the year to 1,826.

F. Fire Department Union: None.

G. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Baseball team are being scheduled

Wolf Park:

- Baseball team are being scheduled

Orchard Park: None.

Westblade Park: None.

Miscellaneous:

- Arturo is back with us as a seasonal worker.

H. Building Committee: None.

I. Personnel: No questions from the Board.

J. Work Log: No questions from the Board.

New Business:

1. 2026 Resolution – Posting Place

President Waller asked for a motion of a Resolution Designated the Posting Location as the Pleasant View Metropolitan District Building on Moss Street on the door and on pleasantviewmetro.org. Joe Anderson made a motion to approve the resolution designated the posting location and with a second from Laura Cardon the motion was unanimously approved.

Mr. Anderson asked if we need a motion on the retirement program? Chief Malmgren stated we need to wait for the policy. Mr. Anderson asked if there is anything they can do while they are waiting for the policy. The firefighters stated that they will work on it.

Old Business:

1. 5-Year Plan

President Waller stated that we can open up discussions regarding the 5-year plan. He said one item would be financial forecasting. Chief Malmgren stated that he obtained information from the Assessor' office on the 2025 taxes at the Colorado Mills Property and that 41% of the district's budget comes from the Colorado Mills properties and it is around \$1.1 million.

President Waller stated that he talked to Greg Stevinson and he assured him that he will continue to pay the mills for the parks if the fire department were to go with another entity.

President Waller asked what is the date that we would like to the financial forecasting and spreadsheets from Gemsbok. President Waller suggested by the February meeting that Ms. Waller and Chief Malmgren should talk to Gemsbok and see what they can do and how they can help, and what is it going to cost.

Public Comments:

Keith

He stated it's his first meeting and that he lives on Orchard Street. He thanked the Board because he stated it is hard work and he knows that they put in a lot of hours and effort. He stated that he is disappointed to hear about the tension, challenges and relationships of the Board. He stated he is sad. He said he challenges the Board to do better. He said we are a tiny community and this Board matters. He said he has ideas, tools and resources to help with how the Board will do the plan. He said he is concerned about the economic forecast.

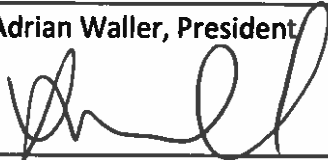
Julie Shaw stated that she has asked if they can have dinner every quarter with the fire fighters for at least 5 years. President Waller stated social is different then business. Anything business related should be at a meeting. Ms. Waller stated that the attorneys have suggested that this doesn't happen as it is too easy to discuss business. It is an ethical issue, and you should not talk about business.

Adjournment:

Julie Shaw made a motion to adjourn at 5:34 p.m. Joe Anderson 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

