

Pleasant View Metropolitan District
Minutes of the Regular Board of Directors Meeting
July 15, 2025

President: Adrian Waller called the meeting to order on July 15, 2025, at 4:00 p.m.

Roll Call:

Present: Adrian Waller, Jennie Heismann, Julie Shaw, and Laura Cardon (came late to meeting).

Absent: Joe Anderson was absent from this meeting, and after a vote, it was unexcused.

Jennie Heismann made a motion to excuse Laura Cardon and with a second from Julie Shaw 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 are any changes or additions to the agenda. With no changes or additions to the agenda, Julie Shaw made a motion to accept July 15, 2025, meeting agenda and with a second from Jennie Heismann the motion was unanimously approved.

2024 Audit: Presentation by Bryan Heasty of Clifton, Larson & Allen

Mr. Heasty stated that he was here to give a brief presentation on the 2024 Audit of Pleasant View Metropolitan District. He stated that during their review, they found no significant audit findings or issues with the audit. The financial statement disclosures were neutral, consistent and clear and he stated that they didn't find any significant unusual transactions. He said that staff were very helpful during the audit. The Board thanked Mr. Heasty for his work on the audit and for coming to present their findings to the Board.

President Waller stated that pending any large changes during the final review of the 2024 Audit he would like a motion to approve the 2024 Audit. Jennie Heismann made a motion to approve the 2024 Audit and with a second from Julie Shaw the motion was unanimously approved.

Approval of Minutes:

April 15, 2025, Meeting Minutes

President Waller asked if there are any changes to the April 15, 2025, regular board of directors meeting minutes. With no changes made, Jennie Heismann made a motion to approve April 15, 2025, meeting minutes and with a second from Julie Shaw the motion was unanimously approved.

June 17, 2025, Meeting Minutes

Julie Shaw stated that she had a few changes to the minutes. She stated on page 2, paragraph 2 the first sentence should read Julie Shaw stated that under the Approval of Minutes paragraph, first sentence should read "Julie Shaw stated that under Fire Department of Page 2...". She told the Board that under Reports, District Manager Report, Item D the second bullet should read "Ms. Waller stated she will be out of the office next Thursday – Tuesday and Chief

Malmgren stated he will also be out some time next week.” And under Old Business the last sentence of that bullet should read “Open Space and the Historical Society are working with Planning & Zoning on stone issues.”

Laura Cardon stated that she didn’t see the recognition of Gregg Geis for completing the Smoke Diver Program and the discussion on the Wolf Park fence.

With those changes needing to be made, the Board will approve the June 17, 2025, meeting minutes at the August regular session meeting.

Correspondence: None.

Reports:

A. Treasures Report:

Treasurer Jennie Heismann read the Treasurer’s Report as printed. Julie Shaw made a motion to approve the Treasurers report in the amount of \$4,351,060.78, and with a second from Jennie Heismann the motion was unanimously approved.

B. Bills Paid:

Jennie Heismann made a motion to approve the bills paid as of June 30,2025, in the amount of \$179,067.81, and with a second from Julie Shaw, the motion was unanimously approved.

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

D. District Managers Report:

New Business

- None.

Old Business

- New Maintenance Building – waiting on permits from Jeffco
- Kitchen Remodel – waiting on permits from Jeffco
- Workroom Remodel – waiting on permits from Jeffco

E. Fire Department:

- IGA with Golden Fire for Fire Prevention- Chief Malmgren stated that Golden has sent the IGA to their attorney for review. He stated that he hopes to submit it to the City Council for approval. He told the Board once he receives it from the City of Golden he will bring it forward to the Board for approval.
- IGA with Arvada Fire – Chief Malmgren stated the document has been reviewed by the attorney and he has sent it to Arvada for their approval. Arvada had some minor changes to the document, so it needed to go back to our attorney for review. Hopefully it will be ready for Board approval in August.
- ESO New Reporting System– Chief Malmgren stated the fire department has implemented the new ESO reporting system on July 7th. There are still bugs to work out, but it is going well.

- June Stats – We received 127 calls in June. The department’s total call volume for the year is 885.

F. Fire Department Union: None.

G. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Rentals have slowed down

Wolf Park:

- Ms. Waller stated that she met with Kyle Brown and Brennan Mendus from Colorado Special Districts Property and Liability Pool to assess the risk associated with undesignated trail patrons are using to bypass the designated walkway in the park. They stated based on Loss Control’s assessment they believe accessing the park via this undesignated walkway could lead to added risk for patrons due to the slop and vegetation. She stated that they also discussed the fence that has been cut continuously by unapproved and unknown individual(s). They made the following suggestions for both issues:
 - The undesignated trail creates a potential safety hazard for users due to the vegetation and slope associated with the trail which creates a significant Haszard of slipping and falling
 - As a best practice they recommend repairing the fence and if necessary, upgrade from chain-link fencing to discourage future tampering.
 - They also suggest adding signage to the fence and the area of the undesignated path.
 - They recommend discouraging the use of the alternate path and as it could be a dangerous area
 - If use persists it may be prudent to add more fence to the area to block access to the area.

Jennie Heismann asked if pressing charges is an option? Ms. Waller stated that it is if we find out who is doing the fence cutting. Laura Cardon asked if a mirror could go up on the trail at the s-curve near Colfax as there is a blind spot in that area. Ms. Waller stated that Jeffco put the s-curve in there because it needs to be ADA Accessible. Ms. Waller stated that at this point we are instructing maintenance to fix the fence as soon as they see it is cut.

Orchard Park:

- Maintenance work is coming along

Westblade Park:

- Replacing the old bridge: Trails Partnership Program- Tammy Waller stated that she was looking at a grant from the Jeffco Open Space Trails Partnership Program for the bridge but has decided to hold off until 2026 because we currently don’t have the match money and we don’t have an estimate. Laura Cardon asked if the bridge could wait and Ms. Waller stated that yes it needs to be replaced but not soon.

Miscellaneous:

- Ms. Cardon asked if we could talk about getting a deck mower and the bathrooms being opened at Orchard Park at the next meeting.

H. Building Committee: None.

I. Personnel: No questions from the Board.

J. Work Log: No questions from the Board.

New Business:

1. Board/Administration/Staff Relations

President Waller stated that he sent an email out to the Board Members regarding Board Member roles and Title 32. He asked if anyone had any questions. He stated that he wanted the Board to keep in mind that the day-to-day operations and decisions are handled by Chief Malmgren and Ms. Waller. When issues arise that need Board approval, Ms. Waller and Chief Malmgren will bring those forward to us for a decision.

Old Business:

1. Follow up on the April Study Session Meeting

A. Decorum

- Board Members need to keep conversations professional
- Staff need to respect the Board Members and chain of authority
- Ms. Waller also asked the Board members to please let them know if they plan to be absent.
- President Waller stated that we need to remember that we can only discuss items that are on the agenda. If you need an item added to the agenda, please contact Ms. Waller two weeks prior to the meeting so that she can get them on the agenda.
- He also reminded the Board that they should not address the audience if there are questions and that includes the fire department staff. We will answer the questions and contact them with the information. Julie Shaw asked if we could ask the attorney if people should go through Ms. Waller.
- Mr. Waller told the Board that if they have any items that they would like to discuss during a meeting, they should contact Ms. Waller two weeks prior to the meeting so that she can put it on the agenda. Items not on the agenda should not be discussed.

Public Comments:

Sam Reese, 15865 West 11th Avenue, Golden CO

Ms. Reese stated that in the past she received a Pleasant View newsletter and doesn't anymore. President Waller stated that it cost the Metro Dist. around \$3,000 to send out the newsletters. He stated that all the agendas and minutes are posted on the website.


Ms. Reese also asked how people can get on an agenda to speak to the Board and President Waller stated that the only way people can make comment or bring questions forward is through the public comments or contacting Ms. Waller regarding the issue.

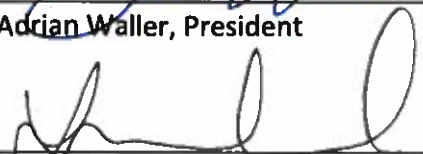
She also asked why the meetings were moved to 4:00 p.m. as it is hard to get to the meetings for those that work. President Waller stated that the public requested that the meetings be moved to 4:00 p.m.


Adjournment:


Laura Cardon made a motion to adjourn at 5:05 p.m. Jennie Heismann 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