

**PLEASANT VIEW METROPOLITAN DISTRICT
BOARD OF DIRECTORS MEETING MINUTES**

Pleasant View Fire Department

March 3, 2026

3:00 p.m.

Directors Present: Joe Anderson, Laura Cardon, and Jay Shaw

Others Present: Chris Malmgren, Fire Chief; Dakota Spence-Zurek, District Legal Counsel

CALL TO ORDER

Vice President Cardon called the meeting to order at 3:00 p.m. The Pledge of Allegiance was recited.

AGENDA

There were no motions to amend the agenda. The agenda was approved as presented.

BOARD VACANCIES

Directors Waller and Heisman resigned at the prior board meeting, leaving two vacant seats on the five-member board. Legal counsel Spence-Zurek reviewed a memo prepared by the law firm to guide the board through the appointment process.

Spence-Zurek explained that the board may appoint individuals to fill the vacancies but newly appointed directors cannot serve at the same meeting at which they are appointed. The law firm handles the required filing and eligibility confirmation. Newly appointed directors take their oath at a subsequent meeting and may begin serving at the meeting following that. The 60-day period to fill vacancies runs from the date of the resignations. If vacancies remain unfilled for 60 days, the county may intervene. Candidates must reside in or own property in the district and be registered to vote in Colorado. Spouses or family members of current board members are not disqualified from serving. Two board members may discuss district business informally without triggering open meetings requirements; a third member creates a quorum.

The board agreed not to appoint anyone at this meeting and instead to solicit letters of intent from interested community members over the next few weeks. Notices will be posted on the district website and Facebook page and physically posted at the district office. Vice President Cardon offered to draft a description of the letter-of-intent requirements and eligibility criteria and circulate it individually to the other board members for feedback. Chief Malmgren will forward submitted letters of intent to board members as received so members may review them before the next meeting. The board agreed it is looking for candidates with strong community engagement, fire department experience, and financial planning expertise.

Because the regularly scheduled March 17 meeting conflicts with the travel schedules of one board member, the next board meeting was rescheduled to March 31, 2026 at 4:00 p.m. A notice of the date change will be posted on the district website.

OFFICER ELECTIONS

With the resignations of the former President and Treasurer, the President and Secretary positions were vacant. Legal counsel advised that both positions must be filled at this meeting and that the board may reconfigure officer assignments at any future meeting.

President

Director Cardon moved to appoint Joe Anderson as Board President. Director Shaw seconded the motion. Unanimously approved. Director Anderson immediately assumed the role of President and chaired the remainder of the meeting.

Secretary / Treasurer

President Anderson moved to appoint Jay Shaw as Secretary/Treasurer on an interim basis. Director Cardon moved, Director Shaw seconded. Unanimously approved. Legal counsel noted that a separate Treasurer position is not required at this time. Director Cardon volunteered to take minutes for this meeting; the board anticipates that a future district manager will assume that responsibility going forward.

DISTRICT MANAGER VACANCY

Chief Malmgren is currently managing district operations in addition to his duties as Fire Chief. He described the administrative workload, including processing bills and transitioning to electronic payments with the district's accounting firm Gemsbok, managing parks staff, and handling facility rental scheduling. He noted particular difficulty with parks facility rentals, having turned down several building rental inquiries because the process and pricing structure used by the former district manager has not been fully documented.

Legal counsel noted that management companies provide district management services to special districts on a contract basis and offered to reach out to several firms to explore whether interim arrangements are available and to gather cost information. The board discussed whether existing parks staff members Arturo and Gio might assist with facility rental coordination in the near term. Chief Malmgren agreed to meet with both employees to assess their availability and interest.

President Anderson moved to form a committee to research and facilitate filling the district manager vacancy, including the possibility of retaining an interim district manager. Director Shaw seconded the motion. Unanimously approved.

Director Cardon moved to appoint Directors Cardon and Shaw to the interim district manager committee. Director Shaw seconded the motion. Unanimously approved. Legal counsel will contact management companies and copy the committee. The committee is authorized to facilitate hiring of an interim district manager. Appointment of a permanent district manager will await a full five-member board.

FINANCIAL UPDATE

Chief Malmgren reported that bills are being paid and that the district is actively working with Gemsbok to transition from paper checks to electronic payments. He noted that bank account signature cards need to be updated to remove the two former board members and add the two new board members once appointed; he will complete all updates at once after new appointments are made.

Director Cardon raised concern about the potential budget impact of increased legal fees and unanticipated construction costs. Chief Malmgren noted the district has some budget flexibility but that the construction project is the primary area of concern.

CONSTRUCTION UPDATE – NEW STORAGE BUILDING AT CAMP GEORGE WEST PARK

Chief Malmgren reported that construction of the new storage building at Camp George West Park is underway. The foundation and floor have been poured and walls are being erected. He presented the following additional costs that were not clearly included in the original project scope: a concrete apron and site cleanup (approximately \$27,000); four garage doors (approximately \$13,000); interior corrugated steel wall panels (approximately \$4,000); and Xcel Energy gas and electrical service (cost unknown). The additional known items total approximately \$44,000, with the complete package of site improvements totaling roughly \$70,000 before utility costs. Chief Malmgren emphasized that he did not want to approve any further expenditures without explicit board authorization, as the original budget scope is unclear to him.

The board agreed it needs to review the original project budget and scope before authorizing additional work. President Anderson agreed to contact former Director Waller to obtain budget documentation and will review the budget with Chief Malmgren after the meeting. Director Cardon will also review. No action was taken at this meeting. The construction update will be placed on the March 31 agenda.

OLD BUSINESS

There was no old business.

PUBLIC COMMENT

President Anderson read the district's public comment policy aloud. Speakers are allowed three minutes as individuals and five minutes as representatives of an organization. The following community members provided comments.

Dariusz Piwko, 1440 Juniper Street

Mr. Piwko introduced himself as a 10-year Pleasant View volunteer, a district resident since 2017, and a full-time firefighter with Arvada Fire Protection District. He submitted a letter of intent for a board vacancy and presented a union letter of support from IAFF Local 5336. He noted he will be traveling March 8 through April 7 but is reachable by phone.

Ed Roehre, 17120 W 9th Avenue

Mr. Roehre asked about rumors of annexation by the City of Lakewood. Board members responded that no annexation is under consideration at this time.

Chris Artemis, 690 Loveland Street

Mr. Artemis asked about annexation rumors and inquired about the last board election. Director Cardon responded that the last election was May 6, 2025, and the next is scheduled for May 2026. She also acknowledged the district should do better at publicizing the elections and opportunities to join the board.

Alec Black, 16900 W 9th Avenue

Mr. Black asked about the location and purpose of the new building under construction. Chief Malmgren responded that it is at Camp George West Park and is intended to store park equipment such as tractors and mowers.

Delf Wellensiek, 1045 Terry Street

Mr. Wellensiek stated he was also interested in annexation rumors but had no further comments and his question had been answered already.

Ben Eddy, Representing Golden Little League / Golden Junior Baseball

Mr. Eddy is not a district resident but spoke on behalf of Golden Little League, a community-based organization serving approximately 300 youth. He noted that Wolf Park and Camp George West Park are central to the league and expressed appreciation for the district's continued support.

Steve Artemis, 15790 West Ninth Avenue

Mr. Artemis thanked first responders and suggested the district send a mailer to all residents to publicize the website and increase community awareness of board elections. He also opposed annexation. He recommended that if the board hires a temporary management firm, the contract include a provision to evaluate converting the role to permanent employment at the end of the contract term.

Bryann Lynch, 16735 West 15th Avenue

Ms. Lynch asked why the prior board members resigned. She expressed support for hiring a temporary management company and opposed annexation. She recommended the district explore electronic communications, such as an opt-in email newsletter, to improve community outreach.

Mark Webb, 1080 Court Street – President, IAFF Local 5336

Speaking on behalf of the union, Mr. Webb reiterated full support for Dariusz Piwko for a board vacancy, citing Piwko's service as a volunteer firefighter, officer, engineer, mentor, and training instructor. Speaking as a private citizen, Mr. Webb thanked the remaining board members for continuing to serve during a difficult period and characterized the manner in which the prior board president and district manager resigned as unprofessional.

ADJOURNMENT

President Anderson moved to adjourn the meeting. Director Cardon seconded the motion. Unanimously approved. The meeting adjourned at 5:28 p.m.



Jay Shaw, Secretary/Treasurer

Pleasant View Metropolitan District



Joe Anderson, President

Pleasant View Metropolitan District

Date Approved: 3-31-2026