

Pleasant View Metropolitan District  
Minutes of the Regular Board of Directors Meeting  
May 15, 2018

President: Adrian Waller called the meeting to order on May 15, 2018, at 6:05 p.m.

Roll Call:

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

Absent: Devin Keen

H.D. McDonald made a motion to excuse Devin Keen and with a second from Elmer W. Dudden the motion was unanimously approved.

Also Present: Tammy Waller, Chief Chris Malmgren, Bart Miller from Collins, Cockrel & Cole and Karey Baker.

Pledge of Allegiance

Approval of Agenda:

President Adrian Waller asked the Board if they had any additions or changes to the agenda. Elmer W. Dudden stated that he would like to add a discussion about Don Clark from D. Edward Clark and a fishing derby update. With those additions made, Tiffany Smith made a motion to accept the agenda for May 15, 2018. H.D. McDonald seconded the motion and it was unanimously approved.

Approval of Minutes:

President Waller stated that on Page 4 under Public Comments there is a typo. NuneBall should be changed to RuneBall. With that change made, Elmer W. Dudden made a motion to approve the April 17, 2018 meeting minutes and with a seconded from Tiffany Smith the motion was unanimously approved.

May 8<sup>th</sup> Election Results and Overview:

- 3,067 ballots were mailed out
- 298 total number of ballots voted
- 132 were returned undeliverable
- 4 rejected
- 434 total number of ballots returned to designated election official

Candidate	Votes
Tiffany Smith	181
Nicholas Hadley	126
DeAnn E. Boyles	153
Devin Keen	182
H.D. McDonald	169
Elmer W. Dudden	176
Clyde M. Harbor	110

Tiffany Smith, Devin Keen and H.D. McDonald were re-elected for a 4-year term.  
Elmer W. Dudden was re-elected for a 2-year term.

Tiffany Smith stated that it is sad that there were less than 300 voters. H.D. McDonald stated that the number is consistent with past elections.

**Oath of Office for Board Members:**

President Waller read the oath and the new officers Tiffany Smith, Elmer W. Dudden and H.D. McDonald repeated the oath and were sworn in. Devin Keen will be sworn in within the next week.

**Special Presentation to Board by General Counsel Regarding Gallagher Amendment – Attorney Bart Miller from Collins, Cockrel & Cole:**

The Gallagher Amendment was an amendment to the Colorado Constitution enacted in 1982 impacting how much Colorado homeowners pay in property taxes. Under the Gallagher Amendment, the portion of residential property that is subject to taxation (called the "assessed value") drops when residential property values statewide grow faster than nonresidential properties. Because of the Gallagher Amendment the District could collect fewer dollars from property taxes. The District has an option under the constitution to put a gallagherizing question on the ballot that says if the amount of money that the voters have approved for the District to collect in property taxes goes down because of the Gallagher Amendment, the District could bump up the Mill Levy to recapture the amount it has gone down. The District would not be allowed to go over that amount that they are authorized to collect.

Bart Miller stated that if the District wanted to do this they would have to do it at a regular election like the one we just had or an election in November. Ballots would have to be mailed to every voter.

The Board agreed that they would like to have a proposal drafted that would go on the ballot that would explain to residents of Pleasant View that it isn't going to raise taxes, but it will help maintain the level of services that it being provided by the District.

Reports:

A. Treasures Report:

President Adrian Waller read the submitted Treasurer's Report as printed. Tiffany Smith made a motion to approve the balance as printed in the amount of \$1,464,488.16, and with a second from Elmer W. Dudden, the motion was unanimously approved.

B. Bills Paid:

Elmer W. Dudden made a motion to accept the Bills Paid as of April 2 - 27, 2018, in the amount of \$168,689.05, and with a second from Tiffany Smith, the motion was unanimously approved.

C. Bills to be Paid: No questions from the Board

D. Bank & CC Reconciliations: No questions from the Board

E. Fire Department:

- ISO – No new information on the ISO evaluation.
- New Chief Vehicle – The vehicle has arrived and has been put into service. The decals are scheduled to be installed in the next couple of weeks.
- Lease Payment – The last lease payment has been made on Engine 41.
- Gallagher Amendment Discussion – This was discussed with the Board at the beginning of the meeting.
- Stats – Responded to 84 calls in April and as of April 30, 2018 the fire department responded to 318 calls for the year. April daily logs are in the packet for review.

F. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Gutters have been installed.
- Sprinkler lines/heads are being repaired.
- The Engineer gave us the go ahead to get bids from asphalt companies.
- Ms. Waller shared a map with the Board that showed some changes/additions to the trails at the Park.

Wolf Park:

- Don Clark with D. Edward Clark has repaired the break in the water line.
- Sprinkler heads were repaired.
- Metal roof has been replace/new decking added on the roof of the concession stand.
- Possible memorial for Paul Wolf later this summer.

Orchard Park:

- Pavilion rental in full swing.
- Sprinkler lines are being looked at for repairs.

Westblade Park:

- Fishing Derby: 49 kids attended the event. The Lions Club provided the poles and the bait for the derby. 20 fish were caught including trout, one blue gill and one carp. It was a great event.
- Fountain keeps blowing the breaker. There is a possibility of a connection issue under the water. Don Clark will look at that connection to see if it is what is causing the issue.

Miscellaneous:

- A new maintenance person will need to be hired. Shawn Heddles has quit and we will need to replace him soon.
- There was an incident report written for a toddler that fell off the bleachers. The insurance company will send out a field inspector to review.

G. Building Committee: Nothing new to report

H. Personnel: No questions from the Board

I. Work Log: No questions from the Board

New Business:

1. Gallagher Amendment

Discussed at the beginning of the meeting.

2. Collecting Bids for Asphalt at Camp George West

Has been advertised in the Golden Transcript.

3. Don Clark of D. Edward Clark

Mr. Dudden stated that he feels that Don Clark is doing a great job for the District. It seems the informal agreement is working. The Board agreed to move forward with a contract that works both for Don Clark and the District.

Old Business:

1. Results from Survey Monkey

Tom Hoby, Director of Jeffco Open Space asked that Pleasant View put out a Survey Monkey regarding Camp George West Park. Survey results are included in the packet tonight. Only 66 people participated in the survey through the link that was put out on social media

President Waller stated that the next step is to talk to Open Space and Jeffco about the entrance and where the best entrance would be.

The Board requested that Ms. Waller contact Open Space and Jeffco about the fence. Also, contact Matt Burde, developer.

2. Part-Time Maintenance

Ms. Waller stated that she would like to put out the job posting for the part-time maintenance position. Ms. Waller stated that we are looking for 2-3 days a week. President Waller asked the Board what they thought the pay should be. The Board agreed to advertise the job at 3 days a week at \$20.00 an hour. There is the possibility of them working more hours if there are more people renting the pavilions and Building 48.

3. Clinton, Larson & Allen

Ms. Waller stated that the auditors were in the office every day last week. We should receive the report in the next couple of weeks.

Executive Session: None

Public Comments: No Public Comment.

Adjournment:

H.D. McDonald made a motion to adjourn at 7:12 p.m. Tiffany Smith seconded the motion and it was unanimously approved.

Respectfully submitted by:  
Karey Baker



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Adrian Waller, President



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H.D. McDonald, Vice President



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Devin Keen, Secretary/Treasurer



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Tiffany Smith, Director



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Elmer W. Dudden, Director