

Pleasant View Metropolitan District

Minutes of the Regular Session Meeting of the Board of Directors

November 18, 2025

President: Adrian Waller called the meeting to order on November 18, 2025, at 4:11 p.m.

Roll Call:

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

Absent: Joe Anderson

Julie Shaw made a motion to excuse Joe Anderson and with a second from Laura Cardon 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 were any changes or additions to the agenda. With no changes made to the agenda, Jennie Heismann made a motion to accept November 18, 2025, meeting agenda, and with a second from Laura Cardon, the motion was unanimously approved.

Approval of Minutes:

September 9, 2025, Special Meeting Minutes

Karey Baker stated that she made some changes requested by Ms. Cardon for September 9, 2025, minutes, but since they are verbatim minutes, she didn't feel comfortable making all the changes Ms. Cardon requested. Ms. Baker stated that what is in minutes is what was said on record. Adrian Waller and Jennie Heismann both agreed that we should not be changing the minutes if they are verbatim.

Ms. Cardon stated that all the "we's" make it confusing and hard to understand and we should put who "we" is in the minutes. President Waller and Ms. Heismann disagreed with Ms. Cardon. Ms. Baker stated that we don't know who "we" is and if this is what Lu Cordova said, we should put that in the minutes. Ms. Heismann stated that there is a definite format that you follow for minutes and what is here is what you see in minutes. Ms. Heismann said that adding quotes is not the typical format. She stated it is not our job to interpret or clarify. Ms. Waller stated they are legal documents.

President Waller asked for a motion to approve the September 9, 2025, minutes that have been presented with changes. Jennie Heismann made a motion to approve the September 9, 2025, special meeting minutes. Julie Shaw seconded the motion, and Adrian Waller approved the motion. Laura Cardon abstained from the vote, but with a 3-1 vote, the motion was unanimously approved.

October 21, 2025

President Waller stated that these minutes will be approved at the December meeting.

Ms. Cardon stated that she had another question regarding the minutes. She said that she sent an email to the Board asking if it would be helpful if she did the September and October

meeting minutes since Karey Baker was out of town and was unable to get to those minutes. President Waller stated that we are not emailing back and forth anymore. He stated that it needs to stop as it is a breach of what boards are supposed to do. Julie Shaw asked if there are items that we want on the agenda, can we email those to the Board and President Waller stated that the agenda is handled by Ms. Waller and that the District Manager, Chief Malmgren and the Board President can put items on the agenda. He stated that if a member of the Board has an agenda item, that they can email him to add the item.

President Waller stated that Karey Baker should be doing all the minutes. Ms. Heismann stated that she would prefer to have someone that is not on the Board taking the minutes. Ms. Baker stated that yes, they should be done within 30 days of the meeting, and she will get them caught up and try to keep them to the 30 days.

Correspondence: None.

Reports:

A. Treasures Report:

Treasurer Jennie Heismann read the Treasurer's Report as printed. Julie Shaw made a motion to approve the Treasurer's Report in the amount of \$4,526,454.64, and with a second from Laura Cardon, the motion was unanimously approved.

Laura Cardon stated that she has questions about Profit and Loss on page 4. She asked about the Miscellaneous Income and Chief Malmgren stated that we received a refund from a grant but can't tell if that is the case. Laura Cardon and Julie Shaw asked if we could ask Gemsbok about this line item. Julie Shaw asked why the rental income is higher this year and Ms. Waller stated that it is more as we are charging more for rentals. Ms. Cardon stated that under Professional Fees there is an additional \$9,000 this month and wondered what this is for. Ms. Waller stated that it is legal fees, Gemsbok, and the audit. Ms. Cardon asked Ms. Waller what Gemsbok does for the district and what we get for \$4,000 a month. Ms. Waller stated that they do the payroll, insurance, taxes and a lot of accounting entries and reports.

Ms. Cardon asked what the funds in Communication Tools Expenses will be used for. Chief Malmgren stated that this money is to repair radios, but we haven't had to use this money this year. Ms. Cardon stated that Park Operation Expenses are also over budget and we have another month left. Ms. Waller stated that it is mowing and should drop off unless we have snow. Ms. Cardon asked about Capital Expenses we are all most double of what had been budgeted and President Waller stated that later in the year we approved the maintenance building and the kitchen, so it wasn't budgeted at the end of last year. Ms. Waller stated that we will have a resolution to amend the budget in December.

B. Bills Paid:

Laura Cardon made a motion to approve the bills paid as of October 29, 2025, in the amount of \$228,671.49, and with a second from Julie Shaw the motion was unanimously approved.

Ms. Cardon asked Tammy Waller what Wex Bank is and Ms. Waller stated that it's where we get fuel.

Julie Shaw asked about the baseball stadium lights and Ms. Waller stated that they all had to be replaced.

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

D. District Managers Report:
New Business - None

Old Business

- New Maintenance Building – Plans have been stamped and now the district is waiting on the permit. The rock on the building doesn't have to be done.
- Kitchen & Workroom Remodel – A commercial licensed contract is needed. Ms. Waller and Chief Malmgren will need to do some shopping and get some estimates for cabinets, counter tops and flooring to help keep the cost down.
- Ms. Waller stated that next month's Board meeting will be on December 9, 2025, a week earlier than normal due to the holidays.

E. Fire Department:

- Self-Contained Breathing Apparatus (SCBA) Replacement – Chief Malmgren stated that the SCBAs and new compressor have been ordered. The estimated time frame to receive the SCBAs is December, but they probably won't be here until the 1st or 2nd quarter of 2026. The compressor will be installed soon.
- New Engineer and Firefighters – Chief Malmgren stated that we tested new firefighters and engineers to fill positions left by staff who are leaving but unfortunately due to other circumstances, the employee will not be leaving and will remain with the district. We will compile a list from the testing process, and it will be valid for one year.
- Holiday Events – The annual Santa on the Truck will happen on December 7, 2025. The start time and location will be announced soon and posted on social media. The Fire Departments annual banquet is on December 13, 2025, at Footprints at Fossil Trace Golf Course. Please let Gregg know if you would like to attend.
- October 2025 Incident Statistics – The department responded to 147 incidents in October, bringing the total for the year to 1,580.

F. Fire Department Union: None.

G. Parks/Recreation/Facilities:

Camp George West and Building 48:

- Holiday rentals are still coming in for Building 48

Wolf Park: None.

Orchard Park:

- New sod was removed by vandals. Ms. Waller stated that we will need to replace the sod in the spring.

Westblade Park: None.

Miscellaneous: None.

- H. Building Committee: None.
- I. Personnel: No questions from the Board.
- J. Work Log: No questions from the Board.

New Business:

1. 2026 Budget Hearing

President Waller asked for a motion to open the Pleasant View Metropolitan District 2026 Budget Hearing. Laura Cardon made a motion and with a second from Jennie Heismann the motion was unanimously approved.

President Waller stated that there are two reports, one is the general overview and the other is a report shows the fire department and the parks department separately. The Board reviewed the draft 2026 Budget and discussed the following:

Ms. Cardon asked if the rental fees budget is higher because of the increase in fees and Ms. Waller stated that it is and it is something that we just estimate each year. She stated that it isn't an election year and wondered why there was \$1,800 in election expenses and overhead. Ms. Waller stated that she wasn't sure and it could probably be used somewhere else. She asked about the operations expenses going down, and Chief Malmgren stated that he put it in there just in case things go drastically differently he thought it was easier to keep it in there than change it. She asked Chief Malmgren if he is planning on running another academy in 2026 and he stated he was not. She asked why the volunteer expenses have gone up, and he stated that banquet and gift costs have increased. She asked if the \$10,000 for fire prevention and safety was for the new fire inspection and Chief Malmgren stated it was. She stated that under the reserve funds we discussed adding up to 10% and it now still adds up to 13%. Chief Malmgren stated that we did 10% for reserves and 3% for vehicle escrow for a total of 13%.

President Waller asked if there were any other question. Ms. Heismann stated that she had no questions. With no more questions, President Waller asked for a motion to approve the preliminary budget. Julie Shaw made a motion and with a second from Jennie Heismann the motion was unanimously approved.

President Waller asked for a motion to close the Pleasant View Metropolitan District 2026 Budget Hearing. Julie Shaw made a motion and with a second from Laura Cardon, the motion was unanimously approved.

Old Business:

1. Glo Park/Housing Project

President Waller stated that he received an email from Lu Cordova with the State of Colorado, and she stated that the housing project is now on hold.

2. Fire Department, 2-5 Year Plan

President Waller stated that at last months meeting we discussed the fire department options and it wasn't a discussion that we are closing the fire department tomorrow. He stated that something does need to be done in the 2–5-year plan. He stated that we need to table this discussion until early next year so that we can truly dedicate time and information to every meeting to discuss the plan. In the meantime, President Waller asked Chief Malmgren to talk to other fire departments around the district to see what options are out there. We want to look for the best option for the community and the fire department.

Chief Malmgren stated that we need to make sure we aren't losing tax money and if we are excluded what does that look like for the department. Ms. Heismann stated that part of the plan should be when we talk to the other departments and we stay viable, what truck we would buy to help with the fire department's community effort. Ms. Cardon stated that financial forecasting is important too. We need to figure out what our options are and figure out when do we need to make a decision. She stated that she doesn't have a good idea of how much time we have to either move with another department or ask for more money from the voters.

President Waller suggested that we get meetings set up with other departments and he can even talk to Mr. Stevinson. He also asked Ms. Waller to contact Gemsbok to see if they can do some financial forecasting. The Board also asked Chief Malmgren to send an email to the firefighters telling them not to contact other fire departments and negotiate with them. It is not in their job description to do so and if they do its insubordination.

Laura Cardon stated that the district should be considering all options and talking to all the departments, including Golden Fire Department. Julie Shaw stated that we should also be gathering all the feedback.

Public Comments:

Mark Webb, Golden, CO

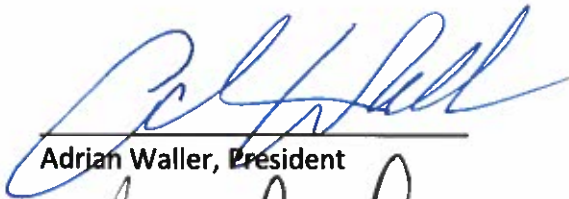
Mr. Webb stated that he is here as a community resident and not a firefighter or a union representative. He stated that he has sat in these meetings and hasn't contributed much and has observed a lot. He stated that as a resident he does like how much thought has been put into the future of Pleasant View and he would like to continue to see that. He said the exclusion process and large tax properties go through exclusion, we vote against it and they take us to court, we see this as an investment in maintaining our income in which case we spend a little money to make more money and also view the income we have received from those properties. We don't want to burn bridges with community members or stakeholders in our district, but does it have to come down to a legal conversation. He stated that if we do go with a larger entity our mill levy would need to match that other entity and if we do go down that route a better separation of parks and fire department would make the process cleaner and could be easily done. He stated that when looking at the budget online it was hard to determine what money was for parks and what money was for the fire department. He stated that as a resident, it would be nice to have something that is easier for the public to understand

regarding what money is going to the fire department and what money is going to the parks department from the tax revenue. He stated that me as a resident, I would also like the Board to figure out the Board dynamics as there is a new Board member. He stated that those of you on the Board with experience have the opportunity to mentor someone that haven't had the years on the Board and the institutional knowledge that you have and also understand that a new perspective can be helpful to us in solving problems. He stated that I just asked that you figure out ways to work with each other better. You can't control other people's behavior, but you can control how you react to it. He stated that you need to give each other time to talk and don't interrupt each other.

Adjournment:

Laura Cardon made a motion to adjourn at 5:40 p.m. Jennie Heismann seconded the motion, and it was unanimously approved.

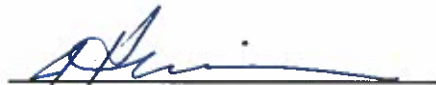
Respectfully submitted by:
Karey Baker



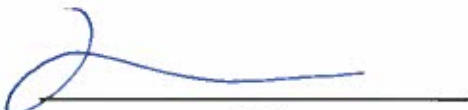
Adrian Waller, President



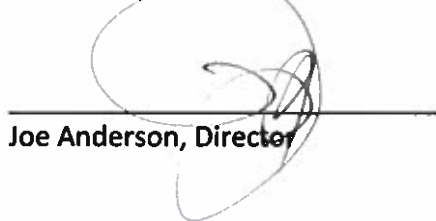
Laura Cardon, Vice President



Jennie Heismann, Treasurer



Julie Shaw, Director



Joe Anderson, Director