

Pleasant View Fire Protection District

Meeting Minutes

Tuesday, September 16, 2025

The meeting of the Pleasant View Fire Protection District Board of Directors was called to order by Jeremy Rosenbaugh at 7:03 p.m.

Board Members present were Scott Hartle, Walt Henes, Dean Ives, Jim Johnson, and Jeremy Rosenbaugh. Additionally, Landan Wilson, Administrative Assistant; Tracy Hartle, District Administrator; Angela Rohwer, Fire Chief; and Kevin Rice, Department Representative for Pension; Joe Turner and Jim Kopas from Pring/Turner. Clint Schurr, Department Representative for Pension, was absent.

Minutes: The minutes for the month of August were reviewed, Angela pointed out a correction that needed to be made. Scott made a motion to accept the minutes with corrections. Jimmy seconded the motion. Motion Carried.

Financials: The financials for the month of July were reviewed. Dean made a motion to accept the financials. Walt seconded the motion. Motion carried. The financials for the month of August were reviewed. Walt made a motion to approve the financials. Dean seconded the motion. Motion carried.

Old Business

- **New Brush Truck** – Angela reported that the brush truck has finally been received. There are a couple of things they need to add, but it is good to go, and they are pleased with how it turned out.
- **Policy for Medical Device** – Jeremy contacted Keenan for an update, Keenan noticed there was a mistake to the policy that he needed to correct. The policy should be ready to be voted on for the October meeting.

New Business

- **Donations** – Angela asked the board for feedback and direction on what to do if donations are received through the use of the community room or other donations from community members or businesses. The board was okay with the donations that were being received to be put into the firefighters checking account which goes to help fund events like the widow baskets for Christmas, helping retired first responders, the charter school, and buying swag for the firefighters. Tracy mentioned that there needs to be some distinction between donations received from the firefighters and donations received from the district. In the past the district got into trouble for misusing donations that the business did not deem appropriate use of funds. The board agreed that Angela can continue to receive donations from the community room and other community members like it has been in the past. However, if Angela does receive a new donation from a corporate business, she will notify the board. If an online donation is received Tracy will notify the board as well. Walt made the motion to allow the firefighters to continue to receive donations. Jimmy seconded the motion. Motion carried

Executive Session

The Board entered executive session and excused Tracy, Landan, Angela, and Kevin.

- **Bonus Vote** - Dean made the motion to approve Angela's quarterly bonus. Walt seconded the motion. Motion carried.
- **Land Purchase**- Jeremy recused himself from this conversation and had Scott conduct this portion of the meeting due to a potential conflict of interest. Angela reported that Eric White is willing to sell an acre and a half at the intersection of road BB and road 10. Eric is asking for \$29,000 for one and a half acres. He also did \$6,000 worth of dirt work on the property. The total amount the district would pay Eric would be \$35,000. Scott asked if the district would need to get an appraisal on the property before purchasing it. Angela stated the district would not need to do an appraisal considering there will be no need for a loan to purchase the property. Angela is planning a 60x60 substation that would house a brush truck and a tanker. Scott asked what the construction timeline would be,

Angela is hoping to get started next summer. Scott asked if we need to consider the appraisal value, does the district need to base the purchase price off the appraisal or the asking price? Tracy urged the district to do an appraisal just for the district's protection. If the price is over the appraised value, the district board would need to list the justification for spending more than the property is worth. For example, the location needed for the substation, the only available property owner willing to sell, etc. She also suggested that the board have Keenan write up a purchase agreement. Dean mentioned that they had approached other landowners, and all have said no, Eric White was willing to sell it to the district. Dean made a motion to approve the purchase of property for \$35,000 contingent upon getting an appraisal. Jimmy seconded. Motion carried.

- **Budget Planning** – Tracy emailed the Montezuma and Dolores County preliminary valuations to the Board. Still waiting for guidance with the new law to clarify how we calculate our tax revenue. Montezuma County valuation went down. Tracy asked the board if they want an official budget meeting, or if the board would be okay to designate two members to work with Tracy and Angela to bring a draft to the next meeting. Jeremy and Scott were appointed and are planning to meet on October 9th at 7 p.m.
- **Pension Policy** – Angela reviewed the revised pension policy with the board. She used the old one as a rough draft and made changes to update it. Tracy recommended some changes and typos that needed to be fixed. The medical policy needs to be taken out of the pension policy as the medical policy does not pertain to the pension itself. Tracy suggested to the board that the death benefit for a surviving spouse even if they are not collecting their pension be effective when the firefighter would have turned 50. Tracy also suggested that the board add funeral benefits to the policy. She suggested that the benefit be four times the 10-year pension base, regardless if they are married or not. Dean made a motion to accept the pension policy with the suggested changes. Jimmy seconded the motion. Motion carried.
- **Pring/Turner Presentation** – Joe Turner and Jim Kopas joined the board meeting via zoom and gave an overview of the boards financial investment standing. Jim reported that the district has a steady, predictable income with lower reinvestment risk. Joe mentioned that if the district is planning any special projects or needs, Jim can adjust the maturity date to meet the needs of the districts plans. Since the bond ladder started in 2022, the district has received a 4% steady annual return. There are still five treasury notes that still need to mature. There is currently \$450,000 in money market funds that the board needs to decide what they want to do with it. Joe suggested that the district talk to Jim about a target date for the new substation, then he can build or adjust the treasury bond ladder. Jeremy asked if there would be a benefit to reinvest the \$450,000 for two years. Would it be better to reinvest in the ladder? Jeremy mentioned we may not have to touch the treasury bond and could tap into the CSAFE account. Joe said we have really good liquid assets that we can turn into cash that would not hurt the district or its bonds. Joe suggested instead of taking the money and putting it into 2031, you can split it and put it into 2026 and 2027. Scott made the motion to split the \$450,000 and put it into 2026 and 2027. Walt seconded the motion. Motion passed. Jim continued to present to the board the status of the pension fund. Joe gave some background information on what the pension fund looked like before they started investing. In 2010, the pension fund had a little over \$200,000. But it has grown to \$3 million since then, giving the district a good margin of safety. Joe and Jim also reviewed the quality tier for stocks the district had invested in, and 98% of the stocks were rated B or higher. Tracy mentioned that the reason the district has to have ratings on their stocks is because it is required for the audit. If the district's stock ratings are not good, they can get in trouble with the state.

Fire Chief/Department Report

Angela reported that they tested all of the departments AED's and they failed. She was surprised that all of them failed. After doing more research and contacting others, she found out that the AED's were actually fine, and it was the program that had failed. However, she ordered more AEDs since the current ones the department has were bought back in 2004. Jayden Curtsinger will be attending the rookie track training in Ignacio EMSAC is coming up and Angela, Dean, Heidi, Matt, and Josh plan to attend. The parking lot repair is almost done, but they ran out of supplies and will need to finish. Both Montezuma and Dolores County are planning to lift their fire bans within the next week.

Administrator Report

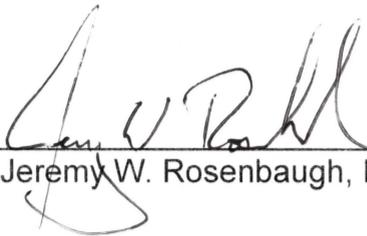
Tracy wanted to thank the board for their patience and understanding as she has been balancing work and taking care of personal matters within her family. Tracy is working on the personal guidelines and hopes to compile all the policies into one document by the end of the year. Angela asked Tracy who wrote the personal policies, and Tracy stated that those came directly from SDA. Tracy is also planning to apply for the VFP grant.

Public Comment

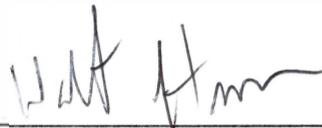
There were no public comments made.

Adjournment

Scott made a motion to adjourn the meeting. Dean seconded the motion. Motion carried. Meeting adjourned at 9:12 p.m.



Jeremy W. Rosenbaugh, President



Walter E. Henes, III, Secretary/Treasurer

