



**GREEN MOUNTAIN FALLS/CHIPITA PARK
FIRE PROTECTION DISTRICT**

Regular Board Meeting
Thursday, February 12, 2026– 5:00 PM
2 Carsell Way, Green Mountain Falls, CO 80819,
or

Please join my meeting from your computer, tablet or smartphone.

<https://video.cloudoffice.avaya.com/join/118480912>

You can also dial in using your phone.

United States: +1 (213) 463-4500

Access Code: 118-480-912

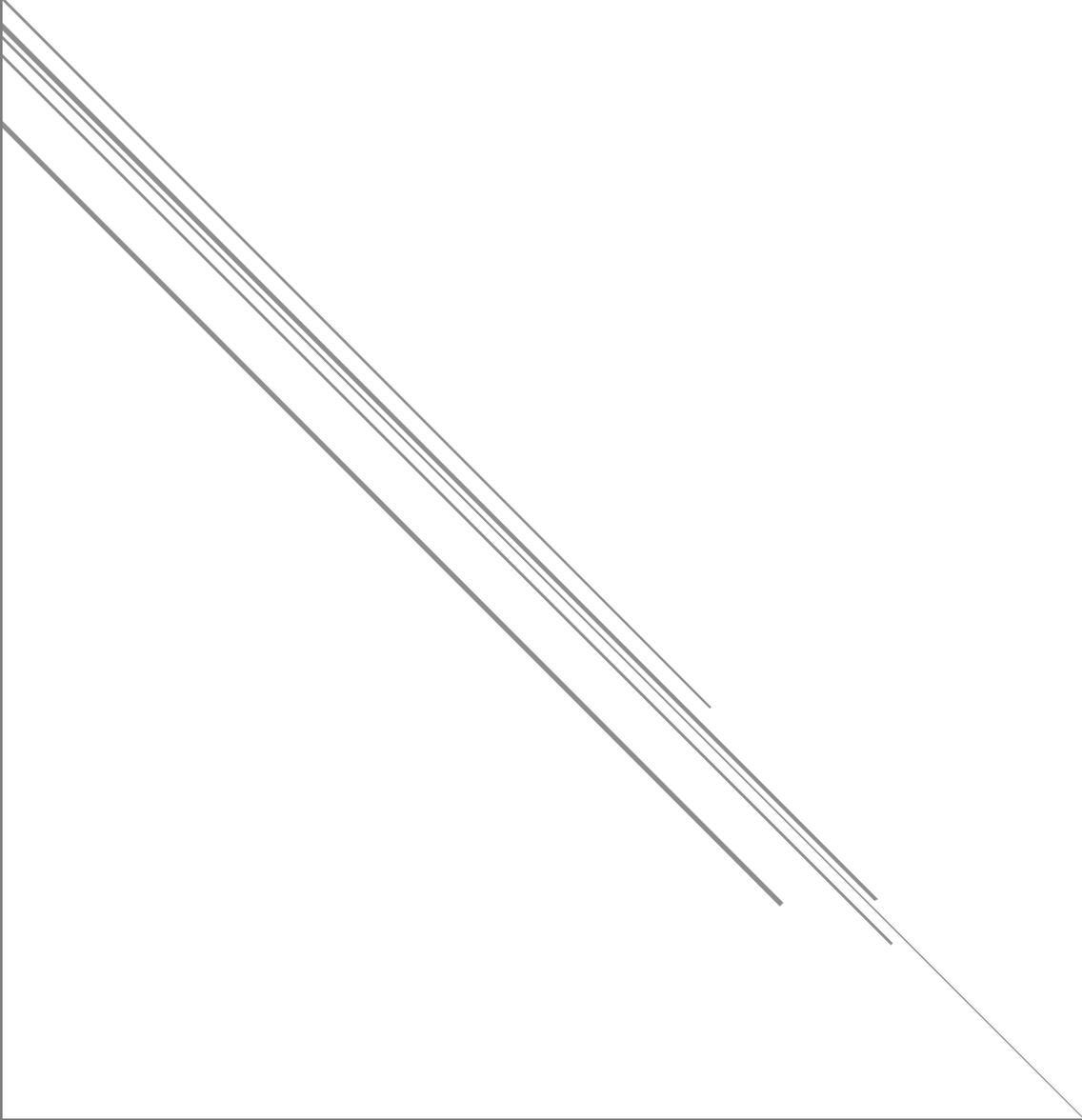
Board of Director	Title	Term
Steve Walsh	President	May 2029
George Allen	Secretary	May 2027
Susan Turnbull	Treasurer	May 2029
Megan Kelly	Director	May 2027
Dan May	Director	May 2029

AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Fire Chief Interviews
4. Chief’s Report
5. Approval of the Minutes from Board Meeting on January 8, 2026 (see attached)
6. Financial Report
 - a. Consider approval of Unaudited Financial Statements dated January 31, 2026 (see attached)
 - b. Reading of Monthly Bills & Cash Transfer: Bills were submitted in the Amount of \$ _____
Transfer of \$ _____
7. Equipment Report
8. Facilities Report
9. New Business
10. Old Business
 - a. Discuss Fire Chief Hiring Process
11. Public Comment (Items Not on the Agenda Only. Comments Limited to 3 Minutes per Person)
12. Other Business
 - a. Next Meeting scheduled for March 12, 2026, at 6:30 PM.
12. Adjournment

YSDM MANAGERS

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**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT
HELD JANUARY 8, 2026
AT 6:30 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Green Mountain Falls/Chipita Park Fire Protection District was held on January 8, 2026, at 6:30 PM, at Green Mountain Falls Fire Station, 2 Carsell Way, Green Mountain Falls, CO 80819 and via tele/videoconference:

<https://video.cloudoffice.avaya.com/join/118480912>

Attendance:

In attendance were Directors:

Steve Walsh,	President
Dan May,	Director
George Allen,	Secretary
Megan Kelly,	Director
Susan Turnbull,	Treasurer

Also in attendance were:

Adam Noel,	District Manager
Stephen Murphy,	Fire Chief
Mary,	Volunteer Representative

1. Call to Order:

The meeting was called to order at 6:33 PM by Mr. Noel.

2. Declaration of Quorum / Director Qualifications / Disclosure Matters:

Mr. Noel indicated that a quorum of the Board was present and that each Director had been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Noel advised the Board that disclosures of potential or existing conflicts of interest had been filed as required by law, and no additional disclosures were noted. The Board determined that participation of the members present was necessary to conduct business.

3. Approval of Agenda:

Director Turnbull moved to approve the Agenda as presented; seconded by Director May. Motion passed unanimously.

4. Chief's Report:

Chief Murphy reported that the District transitioned to a new federal reporting system, with six calls entered to date. He advised that call analytics from 2025 would be presented at a future meeting. Chief Murphy reported that Maddie Butts has returned to Green Mountain Falls and is reinstating her membership. He further reported that the District responded to 41 calls in December, bringing

the 2025 total to 512 calls. Training activities with Ute Pass Ambulance were conducted; helicopter participation was canceled due to weather.

5. Approval of December 11, 2025 Regular Board Meeting Minutes:

Director May moved to approve the December 11, 2025, Regular Board Meeting Minutes as amended for a typographical correction; seconded by Director Allen. Motion passed unanimously.

6. Financial Report:

- a. Director Allen moved to approve the Unaudited Financial Reports through December 31, 2025, as presented; seconded by Director May. Motion passed unanimously.
- b. Reading of Monthly Bills & Cash Transfer: Director May moved to approve the Bills as presented in the Amount of \$30,569.56 and authorize a transfer of \$6,500; seconded by Director Allen. Motion passed unanimously.

8. Equipment Report: Chief Murphy reported that Engine 811 continues to experience an ABS warning issue and will be returned to the dealer for further diagnosis. The issue does not affect drivability. He further reported that Digicom will perform scheduled preventative maintenance on the District's 800 MHz radios. No additional equipment issues were reported.

9. Facilities Report: No facilities issues were reported.

10. New Business: There was no new business.

11. Old Business:

- a. Discuss Fire Chief Hiring Process: The Board discussed the status of the Fire Chief hiring process. Fifteen candidates were initially contacted, but several withdrew or were disqualified due to relocation requirements. Ten candidates will advance to first-round interviews, to be conducted over two days via Teams. The interview panel will consist of the District Manager, a Board representative, the Fire Chief, and one volunteer representative. The Board discussed interview structure, scoring methodology, and finalist selection, with the goal of presenting two to four finalists to the Board at the February 2026 meeting.

12. Adjourn: Mr. Noel adjourned the meeting at 7:38 PM.

Next Regular Meeting scheduled: February 12, 2026, at 5:00 PM.

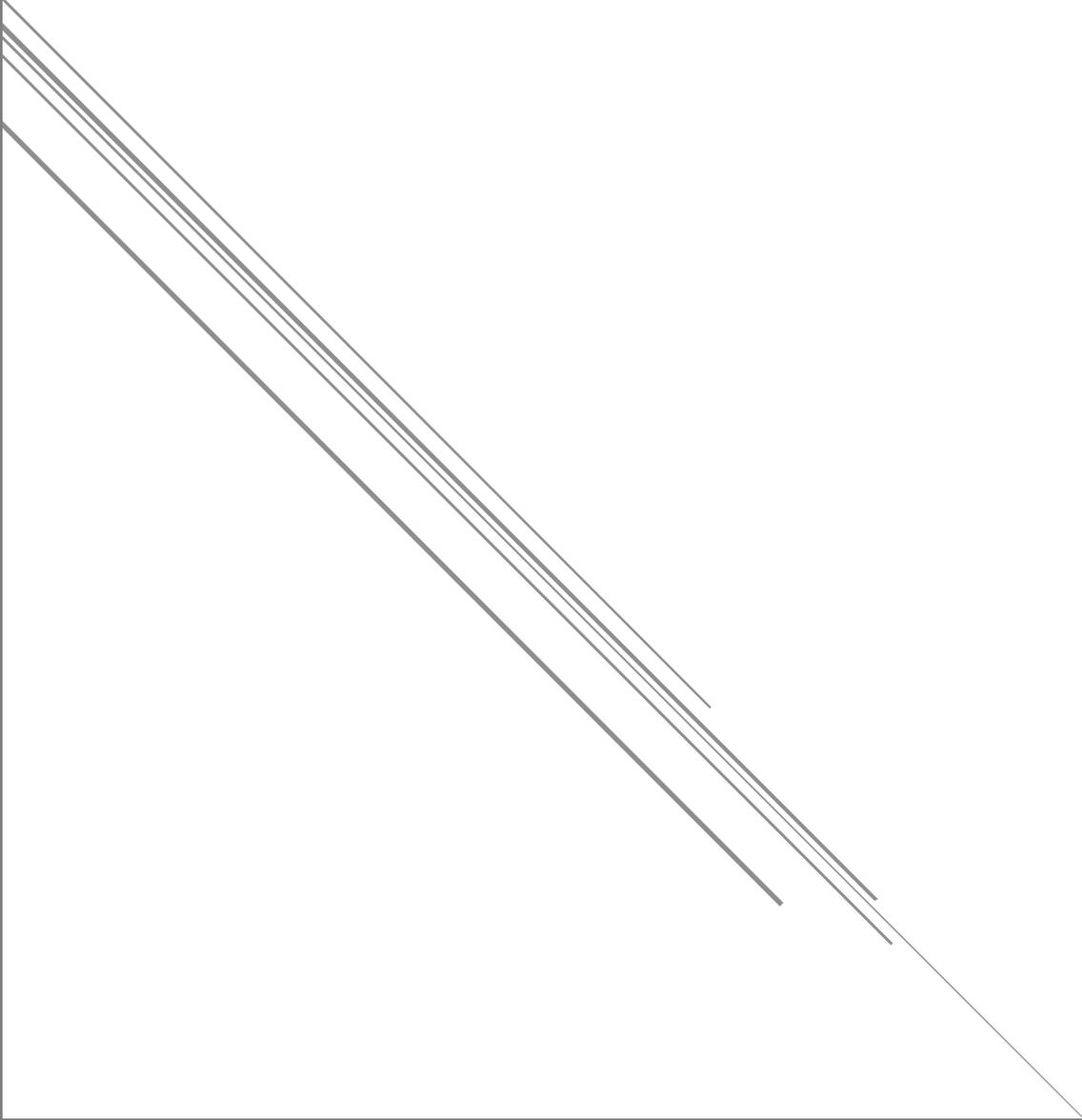
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 8, 2026, REGULAR MEETING MINUTES OF THE GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT.

Approved by: Secretary of the Board

YSDM MANAGERS

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Green Mountain Falls & Chapita Park Fire Protec District

Balance Sheet

02/05/26

As of January 31, 2026

Accrual Basis

	Jan 31, 26
ASSETS	
Current Assets	
Checking/Savings	
BOTSJ - Bond Repayment 2532	84,925.22
BOTSJ - Bond Repayment MM 8210	81,735.55
BOTSJ - Capital Equipment 2761	140,715.76
BOTSJ - Checking 3979	8,714.15
BOTSJ - Emergency Operatn 2745	1,101.99
BOTSJ - Holding - 9526	82,279.96
Kirkpatrick Bank - 5740	102,003.32
Kirkpatrick Bank Cap Imp - 3716	222,890.99
Kirkpatrick Bank Emerg - 3705	74,344.20
Total Checking/Savings	798,711.14
Total Current Assets	798,711.14
Fixed Assets	
Land	201,449.99
Land - Fire Station	914,256.37
Property & Equipment	
Buildings	3,397,061.39
Equipment	204,871.90
Equipment Acquired	14,805.48
Furniture	16,670.47
Vehicles	433,267.93
Accum Deprec - Buildings	-629,983.36
Accum Deprec - Equipment	-236,347.85
Accum Deprec - Vehicles	-433,267.93
Total Property & Equipment	2,767,078.03
Total Fixed Assets	3,882,784.39
TOTAL ASSETS	4,681,495.53
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	14,417.38
Total Accounts Payable	14,417.38
Other Current Liabilities	
A/P Visa	2,555.62
Payroll Liabilities	1,983.26
Total Other Current Liabilities	4,538.88
Total Current Liabilities	18,956.26
Long Term Liabilities	
Bond Payable	2,564,321.26
Total Long Term Liabilities	2,564,321.26
Total Liabilities	2,583,277.52
Equity	
Opening Balance Equity	1,524,271.25
Unrestricted Net Assets	601,128.19
Net Income	-27,181.43
Total Equity	2,098,218.01
TOTAL LIABILITIES & EQUITY	4,681,495.53

Green Mountain Falls & Chapita Park Fire Protec District

Profit & Loss Budget vs. Actual

January 2026

	Jan 26	Budget	\$ Over Budget	% of Budget
Income				
Interest Income	507.72	71.74	435.98	707.72%
Property Tax - Debt EPC	0.00	251,722.00	-251,722.00	0.0%
Property Tax - Debt TC	0.00	12,475.00	-12,475.00	0.0%
Property Tax - O&M EPC	0.00	248,809.00	-248,809.00	0.0%
Property Tax - O&M TC	0.00	12,331.00	-12,331.00	0.0%
Spec Ownership Tax - Debt EPC	0.00	17,621.00	-17,621.00	0.0%
Spec Ownership Tax - Debt TC	0.00	873.00	-873.00	0.0%
Spec Ownership Tax - O&M EPC	0.00	17,417.00	-17,417.00	0.0%
Spec Ownership Tax - O&M TC	0.00	863.00	-863.00	0.0%
Total Income	507.72	562,182.74	-561,675.02	0.09%
Gross Profit	507.72	562,182.74	-561,675.02	0.09%
Expense				
Administrative Expenses				
Bank Fees	0.00	100.00	-100.00	0.0%
Contingent Firefighter	198.00	34,320.00	-34,122.00	0.58%
Director Fees	250.00	3,000.00	-2,750.00	8.33%
FIRE CHIEF - Benefits	0.00	6,500.00	-6,500.00	0.0%
Insurance - Volunteer Firefight	4,009.00	15,000.00	-10,991.00	26.73%
Insurance - Workers Comp	364.00	7,200.00	-6,836.00	5.06%
Legal Fees	0.00	3,000.00	-3,000.00	0.0%
Management & Accounting	2,806.75	33,000.00	-30,193.25	8.51%
Payroll Expenses	580.07	6,200.00	-5,619.93	9.36%
Retirement Fund Contribution	0.00	35,960.00	-35,960.00	0.0%
Salaries - Fire Chief	6,666.67	102,500.00	-95,833.33	6.5%
Supplies & Expenses	19.99	7,500.00	-7,480.01	0.27%
Total Administrative Expenses	14,894.48	254,280.00	-239,385.52	5.86%
Bond Interest Payment	0.00	80,776.00	-80,776.00	0.0%
Bond Principal Payment	0.00	287,752.00	-287,752.00	0.0%
Fire Department's Budgets				
Capital Outlay	0.00	15,000.00	-15,000.00	0.0%
Communications-Dispatch	1,875.00	2,000.00	-125.00	93.75%
Communications-Supplies & Exp.	0.00	5,000.00	-5,000.00	0.0%
Firefighting-Supplies & Exp's	5,945.69	20,000.00	-14,054.31	29.73%
Medical Services-Supplies & Exp	0.00	3,000.00	-3,000.00	0.0%
Radio User Fees	0.00	5,500.00	-5,500.00	0.0%
Supplies & Expenses-Trucks, ...	8.00	183,000.00	-182,992.00	0.0%
Traning Classes	90.00	1,000.00	-910.00	9.0%
Uniforms	0.00	1,000.00	-1,000.00	0.0%
Total Fire Department's Budgets	7,918.69	235,500.00	-227,581.31	3.36%
Stations & Buildings				
Capital Improvements	0.00	25,000.00	-25,000.00	0.0%

Green Mountain Falls & Chapita Park Fire Protec District
Profit & Loss Budget vs. Actual
 January 2026

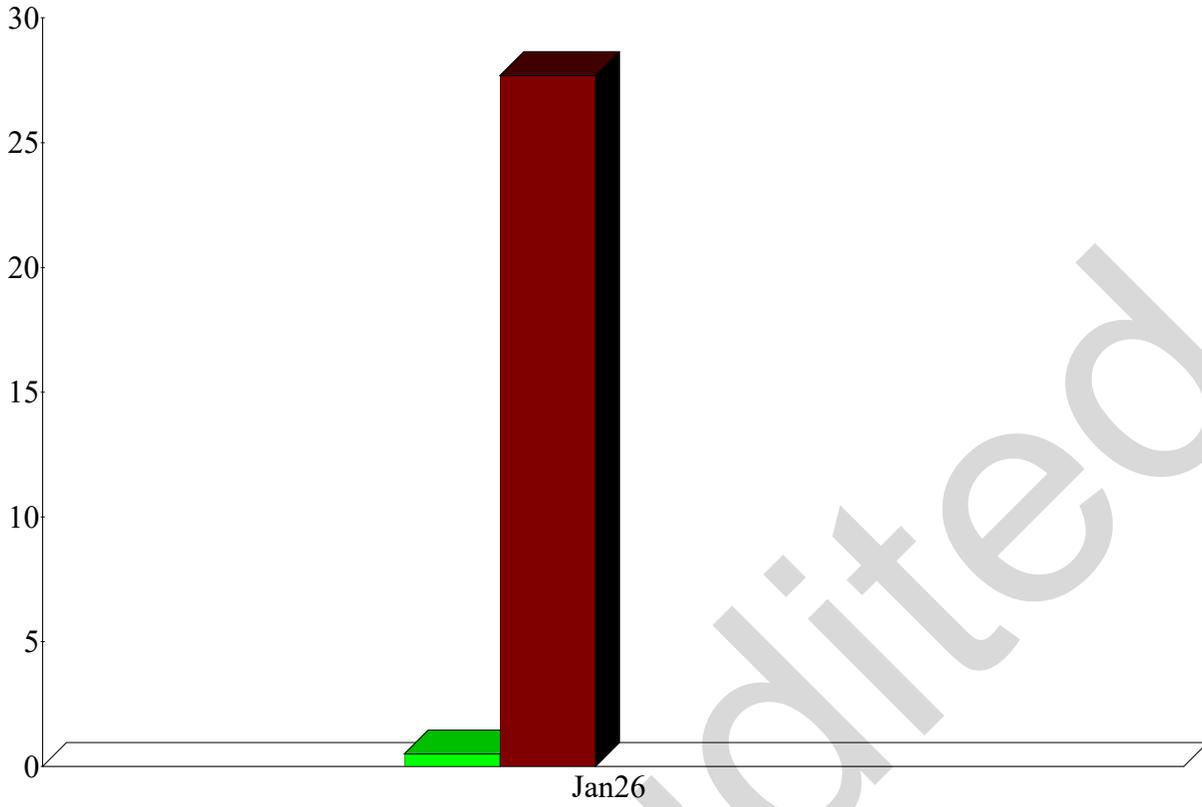
	<u>Jan 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
MAINTENANCE - Generator	0.00	2,000.00	-2,000.00	0.0%
Snow Removal	390.00	1,500.00	-1,110.00	26.0%
Supplies & Expenses	2,775.50	20,000.00	-17,224.50	13.88%
Utilities	1,710.48	16,000.00	-14,289.52	10.69%
Total Stations & Buildings	<u>4,875.98</u>	<u>64,500.00</u>	<u>-59,624.02</u>	<u>7.56%</u>
Treasurer Fees				
El Paso County - Debt	0.00	3,776.00	-3,776.00	0.0%
El Paso County - O&M	0.00	3,732.00	-3,732.00	0.0%
Teller County - Debt	0.00	374.00	-374.00	0.0%
Teller County - O&M	0.00	370.00	-370.00	0.0%
Total Treasurer Fees	<u>0.00</u>	<u>8,252.00</u>	<u>-8,252.00</u>	<u>0.0%</u>
Total Expense	<u>27,689.15</u>	<u>931,060.00</u>	<u>-903,370.85</u>	<u>2.97%</u>
Net Income	<u><u>-27,181.43</u></u>	<u><u>-368,877.26</u></u>	<u><u>341,695.83</u></u>	<u><u>7.37%</u></u>

Unaudited

Income and Expense by Month
January 2026

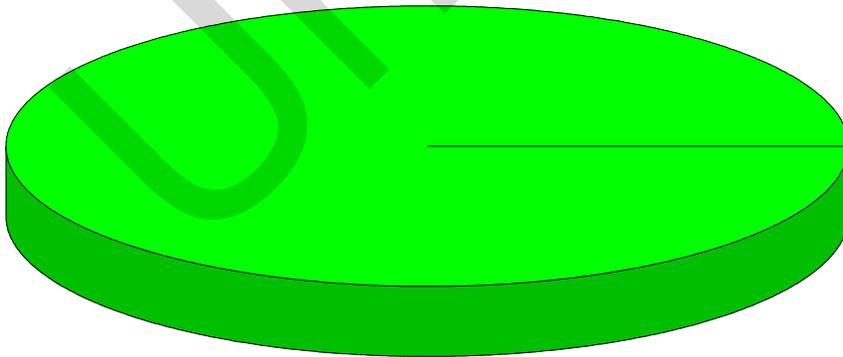


\$ in 1,000's



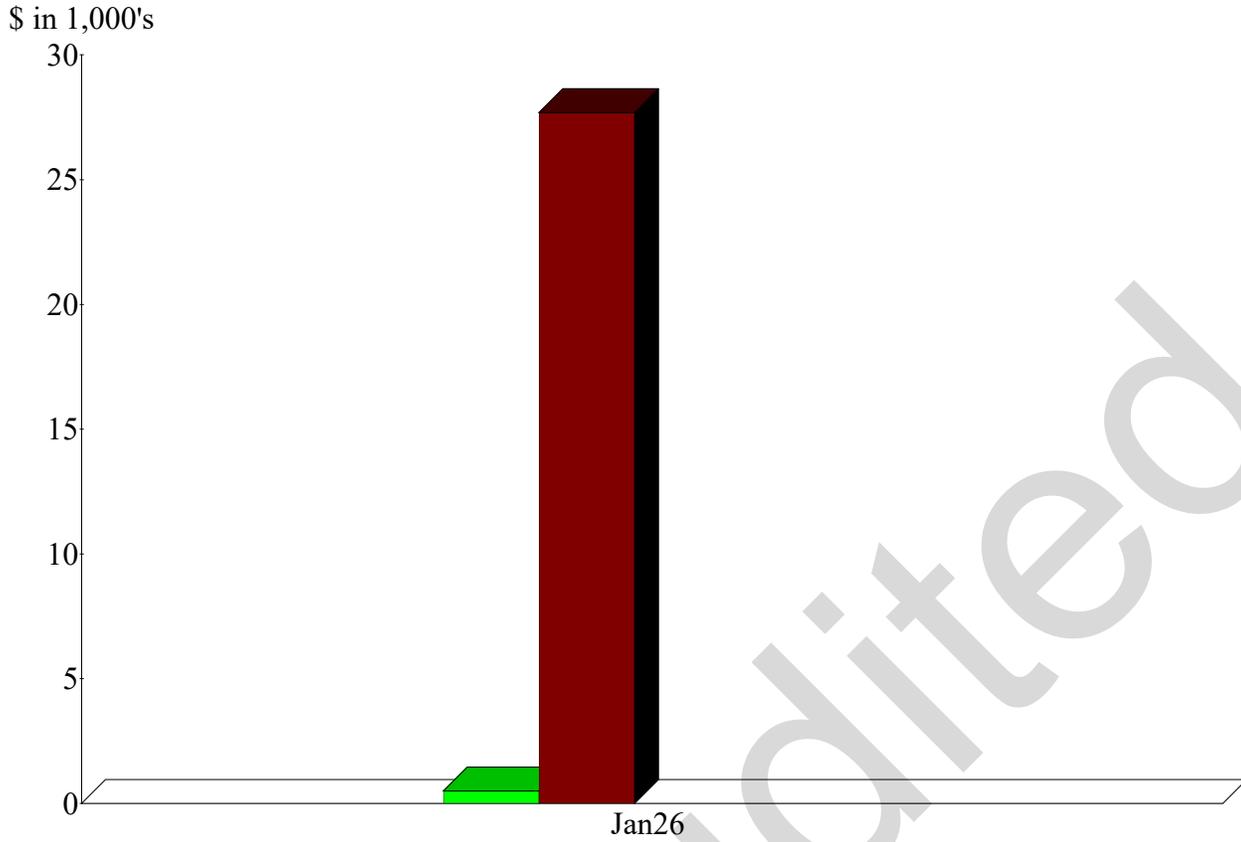
Income Summary
January 2026

 Interest Income	100.00%
Total	\$507.72



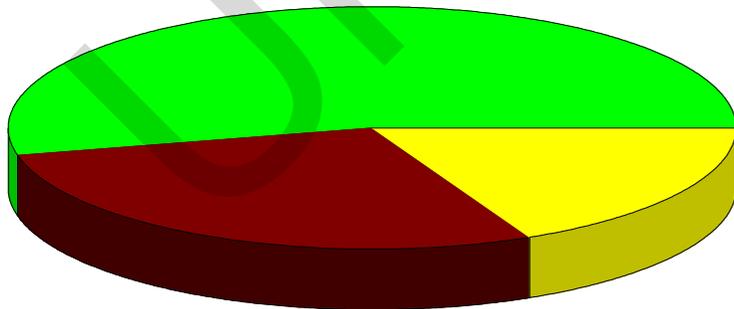
By Account

Income and Expense by Month
January 2026



Expense Summary
January 2026

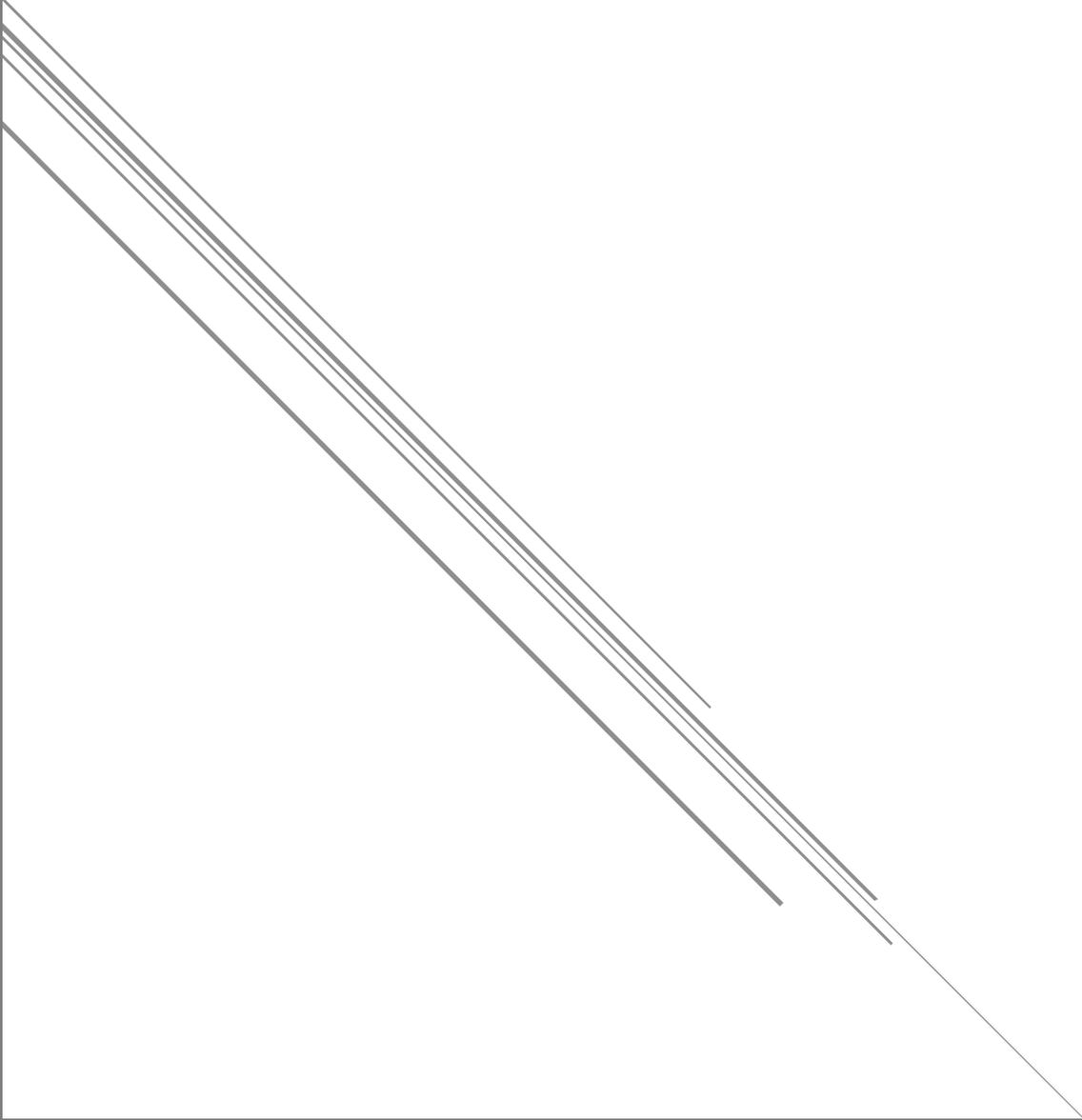
■ Administrative Expenses	53.79%
■ Fire Department's Budgets	28.60
■ Stations & Buildings	17.61
Total	\$27,689.15



By Account

YSDM MANAGERS

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Green Mountain Falls Chipita Park Fire District

Payment Request

2/12/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Megan Kelly	21226	2/12/2026	\$ 50.00	
Stephen Walsh	21226	2/12/2026	\$ 50.00	
Dan May	21226	2/12/2026	\$ 50.00	
Sue Turnbull	21226	2/12/2026	\$ 50.00	
George Allen	21226	2/12/2026	\$ 50.00	
Bankcard Center	12726	1/27/2026	\$ 2,555.62	Credit Card Pmt
Black Hills Energy	2402362520	2/5/2026	\$ 547.96	Autopay
CO Div of Fire Prevention & Control	25-90594	10/21/2025	\$ 90.00	
Colorado Springs Utilities	4895014031	2/2/2026	\$ 37.58	Autopay
Colorado Springs Utilities	9015963319	2/2/2026	\$ 434.86	Autopay
El Paso County Finance Services	26010020-RI	1/1/2026	\$ 1,875.00	2026 Dispatching Services
Environment Control	16491-439	2/1/2026	\$ 596.97	
ESO Solutions, Inc	ESO-187676	1/8/2026	\$ 5,783.45	
Lingo Telecom (Bullseye)	56140212	1/25/2026	\$ 207.98	Autopay
Steve Lewis	20326	2/3/2026	\$ 240.00	Snow Plowing for January
The Insurance Center	2602-001	1/26/2026	\$ 4,009.00	
WEX	110350779	1/31/2026	\$ 162.24	Paid Online
Woodland Hardware & Home	2975026	12/10/2025	\$ 15.53	
Wisdom Management	1260	1/31/2026	\$ 2,806.75	
Total:			\$ 19,612.94	

Green Mountain Falls Chipita Park Fire District

Added at Board Meeting

Vendor	Invoice	Date	Amount	Comments
Total:				

