



**GREEN MOUNTAIN FALLS/CHIPITA PARK
FIRE PROTECTION DISTRICT
Regular Board Meeting
Thursday, MARCH 12, 2026– 6:30 PM
Pension Board Meeting – 6:00 PM
2 Carsell Way, Green Mountain Falls, CO 80819
-and-**

Avaya Cloud Meeting	
<p>Please join my meeting from your computer, tablet or smartphone.</p> <p>https://video.cloudoffice.avaya.com/join/118480912</p> <p>Access Code: 118-480-912</p>	<p>Join by phone</p> <p>1-213-463-4500</p> <p>Access Code: 118 480 912</p>

Board of Directors	Title	Term
Steve Walsh	President	May 2029
George Allen	Secretary	May 2027
Megan Kelly	Director	May 2027
Dan May	Director	May 2029
Vacancy	Treasurer	May 2029 (appointment to May 2027)

AGENDA

1. Call to Order
2. Declaration of Quorum/Director Qualifications/Affirmation of Disclosures
3. Approval of Agenda
4. Chief’s Report
5. Approval of Meeting Minutes
 - a. Review and consider approval of February 10, 2026, Regular Board Meeting Minutes (enclosure)
 - b. Review and consider approval of February 23, 2026, Special Board Meeting Minutes (enclosure)
6. Financial Matters
 - a. Consider Approval of Unaudited Financial Statements dated February 28, 2026 (enclosure)

- b. Reading of Monthly Bills & Cash Transfer: Bills were submitted in the Amount of \$_____ Transfer of \$_____ (enclosure)
- 7. Management Matters
- 8. Equipment Report
- 9. Facilities Report
- 10. New Business
 - a. 871 Accident Update
 - b. Firefighter Stipend Discussion
- 11. Old Business
 - a. Discuss Fire Chief Hiring Process
- 12. Executive Session: Consider entering an executive session for the purpose of discussing an employment contract and/or Fire Chief Salary
- 13. Public Comment

Items not on the Agenda Only. Comments are limited to 3 minutes per person and taken in the order in which they appear.
- 14. Adjourn
 - a. Next meeting date – Regular Board Meeting April 9, 2026 at 6:30 p.m.

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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 FEBRUARY 12, 2026
AT 5:00 P.M.**

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 February 12, 2026, at 5:00 p.m. at 2 Carsell Way, Green Mountain Falls, CO 80819 and via tele/videoconference.

Attendance:

In attendance were Directors:

Steve Walsh	President
George Allen	Secretary
Susan Turnbull	Treasurer (arrived at 5:10 pm)
Megan Kelly	Director (attended virtually)
Dan May	Director

Also, in attendance were:

Adam Noel	Wisdom Management
Steve Murphy	Fire Chief

1. Call to Order

President Walsh called the meeting to order at 5:04 p.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Approval of the Agenda

Director May moved to approve the agenda as presented; seconded by Director Kelly. Motion passed unanimously.

4. Fire Chief Interviews

The Board of Directors conducted in-person interviews for the three potential Fire Chief finalists, Chris Keough, James Petruzzi, and Bailey Wilkes. After completion of the interviews, Director May made a motion to move into executive session at 6:56 pm to discuss the Fire Chief employment contract; seconded by President Walsh. Motion passed unanimously. With no action being taken during executive session, Director May made a motion to leave executive session at 7:55 pm and re-open the public meeting; seconded by President Walsh. Motion passed unanimously.

5. Chief's Report

Chief Murphy reported that there were 25 calls in the month of January.

6. Approval of January 8, 2026 Regular Meeting Minutes

After review, Director May moved to approve the meeting minutes as presented; seconded by Director Allen. Motion passed unanimously.

7. Financial Report

a. Consider approval of Unaudited Financial Statements as of January 31, 2026

Mr. Noel presented the unaudited financial statements as of January 31, 2026. Director Allen moved to approve the unaudited financials as presented; seconded by President Walsh. Motion passed unanimously.

b. Reading of Monthly Bills & Cash Transfer

Mr. Noel presented the payables. Director Allen moved to approve the payables as amended in the amount of \$19,789.38 and authorize a transfer of \$20,000; seconded by Director Kelly. Motion passed unanimously.

8. Equipment Report

Chief Murphy reported that 811 is still having an ABS issue so he will be taking it into the shop after the cold weather passes.

9. Facilities Report

No items were discussed.

10. New Business

Director Turnbull announced her resignation from the Board of Directors as of February 19, 2026.

11. Old Business

a. Discuss Fire Chief Hiring Process

No new information was discussed.

12. Public Comment

No comments or discussion.

13. Adjournment:

Mr. Noel adjourned the meeting at 8:20 p.m.

- a. Next Regular Meeting scheduled: Regular Board Meeting March 12, 2026, at 6:30 p.m. with Pension Board Meeting at 6:00 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 12, 2026 REGULAR MEETING MINUTES OF THE GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT.

Approved by: Secretary of the Board

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**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE
GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT
HELD FEBRUARY 23, 2026
AT 5:30 P.M.**

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 February 23, 2026, at 5:30 p.m. via tele/videoconference: <https://teams.microsoft.com/meet/21911891395844?p=yyZzcyqTZ555BI9WFa>

Attendance:

In attendance were Directors:

Steve Walsh	President
George Allen	Secretary
Megan Kelly	Director
Dan May	Director

Also, in attendance were:

Steve Murphy	Fire Chief
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1. Call to Order

President Walsh called the meeting to order at 5:51 p.m.

2. Declaration of Quorum/Director Qualifications/Reaffirmation of Disclosures

Each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. No additional disclosures were noted.

3. Executive Session: Consider entering an executive session for the purpose of discussing an employment contract and/or salary for the Fire Chief

President Walsh made a motion to move into executive session at 5:53 p.m. for the purpose of discussing an employment contract and/or salary for the Fire Chief; seconded by Director Allen. Motion passed unanimously. With no action being taken during executive session, President Walsh made a motion to leave executive session at 6:46 p.m.; seconded by Director Allen. Motion passed unanimously.

4. New Business

a. Hiring consideration for the position of Fire Chief

There was no decision made at this time, the hiring committee will follow up with the finalist being offered the position.

5. Public Comment

No comments or discussion.

6. Adjournment:

Director May adjourned the meeting at 7:06 p.m.

- a. Next Regular Meeting scheduled: Regular Board Meeting March 12, 2026, at 6:30 p.m. with Pension Board Meeting at 6:00 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 23, 2026 SPECIAL MEETING MINUTES OF THE GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT.

Approved by: Secretary of the Board

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Green Mountain Falls & Chapita Park Fire Protec District

Balance Sheet

03/06/26

As of February 28, 2026

Accrual Basis

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
BOTSJ - Bond Repayment 2532	88,949.41
BOTSJ - Bond Repayment MM 8210	81,782.57
BOTSJ - Capital Equipment 2761	140,738.89
BOTSJ - Checking 3979	8,787.94
BOTSJ - Emergency Operatrn 2745	1,102.17
BOTSJ - Holding - 9526	61,070.98
Kirkpatrick Bank - 5740	102,108.96
Kirkpatrick Bank Cap Imp - 3716	223,121.82
Kirkpatrick Bank Emerg - 3705	74,404.08
Total Checking/Savings	782,066.82
Total Current Assets	782,066.82
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	4,664,851.21
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	4,012.01
Total Accounts Payable	4,012.01
Other Current Liabilities	
A/P Visa	1,610.01
Payroll Liabilities	2,253.16
Total Other Current Liabilities	3,863.17
Total Current Liabilities	7,875.18
Long Term Liabilities	
Bond Payable	2,564,321.26
Total Long Term Liabilities	2,564,321.26
Total Liabilities	2,572,196.44
Equity	
Opening Balance Equity	1,524,271.25
Unrestricted Net Assets	601,128.19
Net Income	-32,744.67
Total Equity	2,092,654.77
TOTAL LIABILITIES & EQUITY	4,664,851.21

Green Mountain Falls & Chapita Park Fire Protec District

Profit & Loss Budget vs. Actual

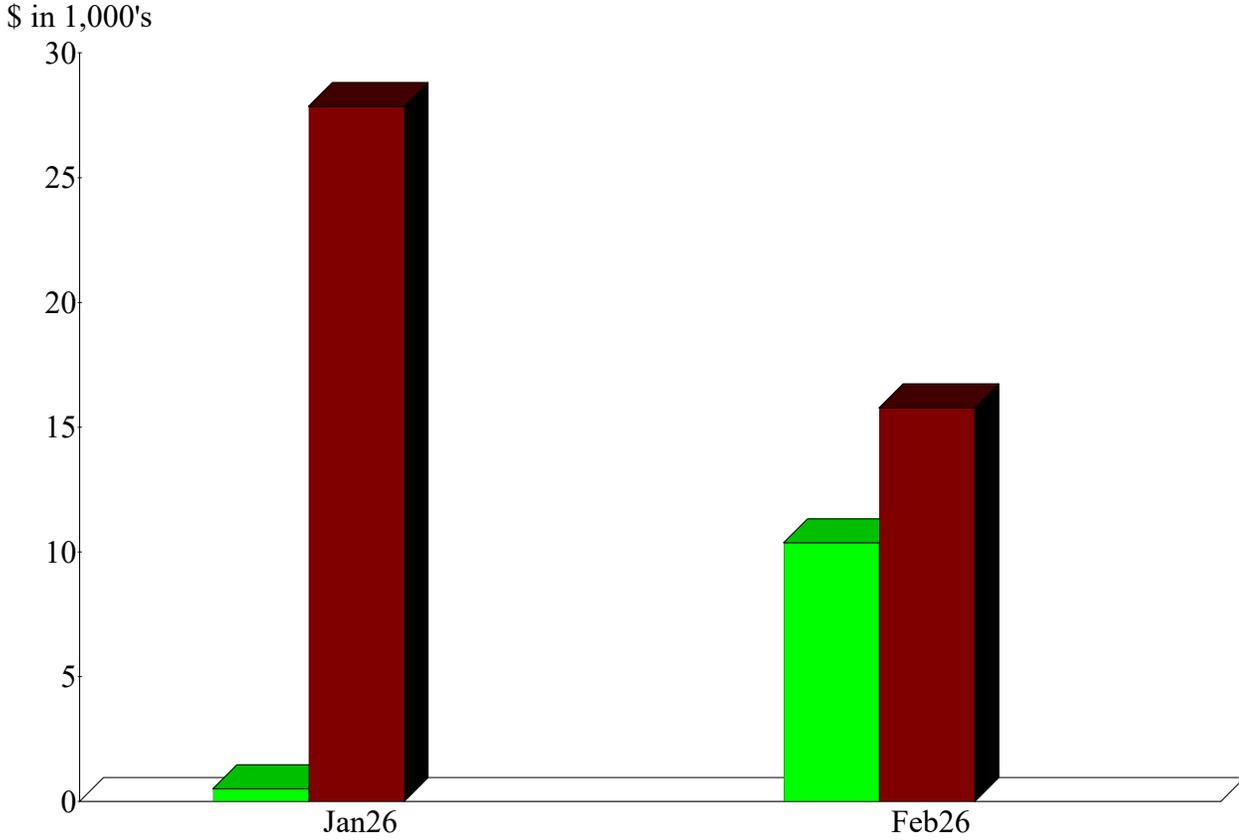
January through February 2026

	TOTAL				
	Feb 26	Jan - Feb 26	Budget	\$ Over Budget	% of Budget
Income					
Interest Income	460.90	981.06	136.60	844.46	718.2%
Property Tax - Debt EPC	2,946.64	2,946.64	251,722.00	-248,775.36	1.17%
Property Tax - Debt TC	0.00	0.00	12,475.00	-12,475.00	0.0%
Property Tax - O&M EPC	3,103.24	3,103.24	248,809.00	-245,705.76	1.25%
Property Tax - O&M TC	0.00	0.00	12,331.00	-12,331.00	0.0%
Spec Ownership Tax - Debt EPC	1,799.05	1,799.05	17,621.00	-15,821.95	10.21%
Spec Ownership Tax - Debt TC	80.94	80.94	873.00	-792.06	9.27%
Spec Ownership Tax - O&M EPC	1,894.65	1,894.65	17,417.00	-15,522.35	10.88%
Spec Ownership Tax - O&M TC	80.23	80.23	863.00	-782.77	9.3%
Total Income	10,365.65	10,885.81	562,247.60	-551,361.79	1.94%
Gross Profit	10,365.65	10,885.81	562,247.60	-551,361.79	1.94%
Expense					
Administrative Expenses					
Bank Fees	0.00	0.00	100.00	-100.00	0.0%
Contingent Firefighter	198.00	396.00	34,320.00	-33,924.00	1.15%
Director Fees	200.00	450.00	3,000.00	-2,550.00	15.0%
FIRE CHIEF - Benefits	0.00	0.00	6,500.00	-6,500.00	0.0%
Insurance - Volunteer Firefight	0.00	4,009.00	15,000.00	-10,991.00	26.73%
Insurance - Workers Comp	157.00	521.00	7,200.00	-6,679.00	7.24%
Legal Fees	0.00	0.00	3,000.00	-3,000.00	0.0%
Management & Accounting	2,750.00	5,556.75	33,000.00	-27,443.25	16.84%
Payroll Expenses	542.06	1,122.13	6,200.00	-5,077.87	18.1%
Retirement Fund Contribution	0.00	0.00	35,960.00	-35,960.00	0.0%
Salaries - Fire Chief	6,666.67	13,333.34	102,500.00	-89,166.66	13.01%
Supplies & Expenses	1,179.97	1,199.96	7,500.00	-6,300.04	16.0%
Total Administrative Expenses	11,693.70	26,588.18	254,280.00	-227,691.82	10.46%
Bond Interest Payment	0.00	0.00	80,776.00	-80,776.00	0.0%
Bond Principal Payment	0.00	0.00	287,752.00	-287,752.00	0.0%
Fire Department's Budgets					
Capital Outlay	0.00	0.00	15,000.00	-15,000.00	0.0%
Communications-Dispatch	0.00	1,875.00	2,000.00	-125.00	93.75%
Communications-Supplies & Exp.	134.95	134.95	5,000.00	-4,865.05	2.7%
Firefighting-Supplies & Exp's	762.66	6,708.35	20,000.00	-13,291.65	33.54%
Medical Services-Supplies & Exp	480.44	480.44	3,000.00	-2,519.56	16.02%
Radio User Fees	0.00	0.00	5,500.00	-5,500.00	0.0%
Supplies & Expenses-Trucks, ...	397.86	426.39	183,000.00	-182,573.61	0.23%
Traning Classes	0.00	90.00	1,000.00	-910.00	9.0%
Uniforms	0.00	0.00	1,000.00	-1,000.00	0.0%
Total Fire Department's Budgets	1,775.91	9,715.13	235,500.00	-225,784.87	4.13%

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

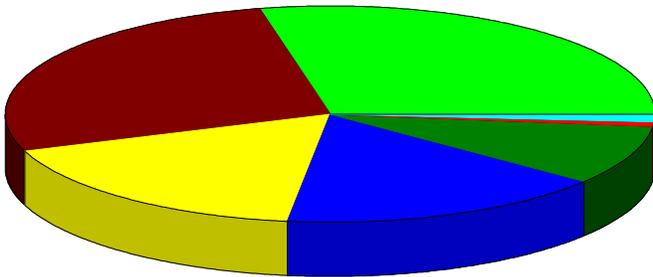
	TOTAL				
	<u>Feb 26</u>	<u>Jan - Feb 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Stations & Buildings					
Capital Improvements	0.00	0.00	25,000.00	-25,000.00	0.0%
MAINTENANCE - Generator	0.00	0.00	2,000.00	-2,000.00	0.0%
Snow Removal	240.00	630.00	1,500.00	-870.00	42.0%
Supplies & Expenses	596.97	3,510.12	20,000.00	-16,489.88	17.55%
Utilities	1,380.37	3,090.85	16,000.00	-12,909.15	19.32%
Total Stations & Buildings	<u>2,217.34</u>	<u>7,230.97</u>	<u>64,500.00</u>	<u>-57,269.03</u>	<u>11.21%</u>
Treasurer Fees					
El Paso County - Debt	46.85	46.85	3,776.00	-3,729.15	1.24%
El Paso County - O&M	49.35	49.35	3,732.00	-3,682.65	1.32%
Teller County - Debt	0.00	0.00	374.00	-374.00	0.0%
Teller County - O&M	0.00	0.00	370.00	-370.00	0.0%
Total Treasurer Fees	<u>96.20</u>	<u>96.20</u>	<u>8,252.00</u>	<u>-8,155.80</u>	<u>1.17%</u>
Total Expense	<u>15,783.15</u>	<u>43,630.48</u>	<u>931,060.00</u>	<u>-887,429.52</u>	<u>4.69%</u>
Net Income	<u><u>-5,417.50</u></u>	<u><u>-32,744.67</u></u>	<u><u>-368,812.40</u></u>	<u><u>336,067.73</u></u>	<u><u>8.88%</u></u>

Income and Expense by Month
January through February 2026



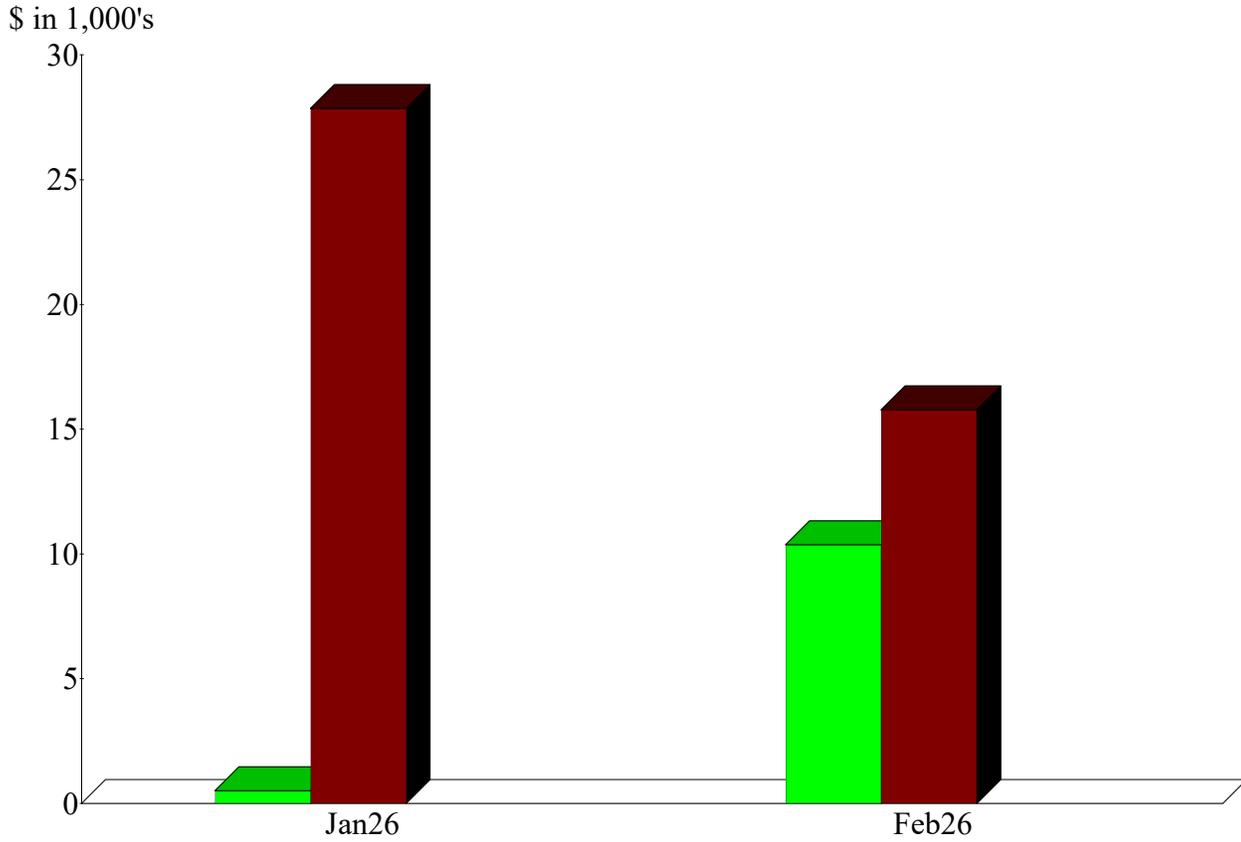
Income Summary
January through February 2026

Property Tax - O&M EPC	28.51%
Property Tax - Debt EPC	27.07
Spec Ownership Tax - O&M EPC	17.40
Spec Ownership Tax - Debt EPC	16.53
Interest Income	9.01
Spec Ownership Tax - Debt TC	0.74
Spec Ownership Tax - O&M TC	0.74
Total	\$10,885.81



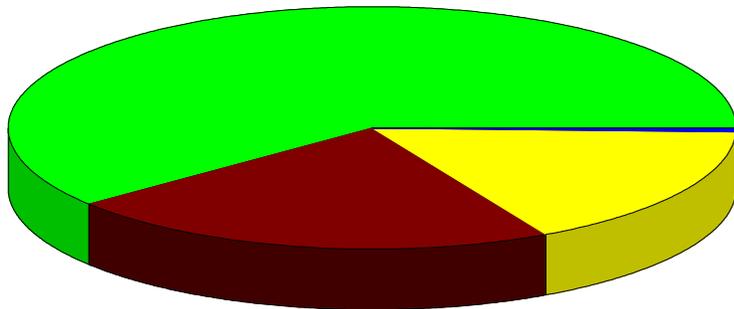
By Account

Income and Expense by Month
January through February 2026



Expense Summary
January through February 2026

Administrative Expenses	60.94%
Fire Department's Budgets	22.27
Stations & Buildings	16.57
Treasurer Fees	0.22
Total	\$43,630.48



By Account

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Green Mountain Falls Chipita Park Fire District

Payment Request

3/12/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Megan Kelly	31226	3/12/2026	\$ 50.00	
Stephen Walsh	31226	3/12/2026	\$ 50.00	
Dan May	31226	3/12/2026	\$ 50.00	
Sue Turnbull	31226	3/12/2026	\$ 50.00	
George Allen	31226	3/12/2026	\$ 50.00	
Volunteer Reimbursements	22026	2/20/2026	\$ 132.99	Volunteers - DMV Records
Bankcard Center	22426	2/24/2026	\$ 1,610.01	Credit Card Pmt
Black Hills Energy	2402362520	3/6/2026	\$ 733.41	Autopay
Colorado Springs Utilities	4895014031	3/4/2026	\$ 40.77	Autopay
Colorado Springs Utilities	9015963319	3/4/2026	\$ 423.73	Autopay
Environment Control	16651-439	3/1/2026	\$ 596.97	
Flair Data Systems	R03171	2/18/2026	\$ 134.95	
Lingo Telecom (Bullseye)	56549773	2/25/2026	\$ 1.40	Autopay
Napa Auto Parts	406-906884	2/23/2026	\$ 297.96	
Pinnacol Assurance	INV-2297835	2/7/2026	\$ 157.00	Paid Online
Steve Murphy	30426	3/4/2026	\$ 137.65	Reimbursement for E-Tech Recyclers
TCFCA	21926	2/19/2026	\$ 250.00	
Special District Association	2026	2/14/2026	\$ 758.04	
WEX	110972158	2/28/2026	\$ 167.03	Paid Online
Wisdom Management	1307	2/28/2026	\$ 2,778.20	
Total:			\$ 8,470.11	

Green Mountain Falls Chipita Park Fire District

Added at Board Meeting

Vendor	Invoice	Date	Amount	Comments
Total:				

