



**GREEN MOUNTAIN FALLS/CHIPITA PARK
FIRE PROTECTION DISTRICT
Regular Board Meeting
Thursday, APRIL 9, 2026– 6:30 PM
2 Carsell Way, Green Mountain Falls, CO 80819
-and-**

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

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 March 12, 2026 Regular 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. Manager's Report



8. Equipment Report
9. Facilities Report
10. New Business
11. Old Business
 - a. Truck 871 Repairs
 - b. Discuss Fire Chief Open Position
12. Executive Session: Consider entering an executive session for the purpose of discussing an employment contract and/or Fire Chief Salary (if necessary)
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 May 14, 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 MARCH 12, 2026
AT 6:30 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 March 12, 2026, at 6:30 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
Megan Kelly	Director
Dan May	Director

Also, in attendance were:

Adam Noel	Wisdom Management
Steve Murphy	Fire Chief
Gary Florence	District Resident

1. Call to Order

President Walsh called the meeting to order at 6:32 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 Allen. Motion passed unanimously.

4. Chief's Report

Chief Murphy reported that Lauren Bishop has started her Hazmat tech class, which was offered for free by El Paso County Hazmat team and goes until May 12th. Maddie Butts is currently enrolled in an EMT class at Pikes Peak State College. The radio maintenance was completed and there were no issues reported. The department ran 41 calls in the month of February, bringing the YTD calls up to 83.

5. Approval of February 12, 2026 Regular Meeting Minutes and February 23, 2026 Special Meeting Minutes

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



6. Financial Report

a. Consider approval of Unaudited Financial Statements as of February 28, 2026

Mr. Noel presented the unaudited financial statements as of February 28, 2026. Director Kelly moved to approve the unaudited financials as presented; seconded by Director May. 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 \$8,332.46 and authorize a transfer of \$8,500; seconded by President Walsh. Motion passed unanimously.

7. Management Matters

Mr. Noel announced to the Board that Wisdom Management will be providing a monthly manager's report moving forward at every regular board meeting, beginning at April's board meeting. There was no additional information to report from Management.

8. Equipment Report

No items were discussed.

9. Facilities Report

Chief Murphy reported that the generator was serviced by Lenz Electric for PM. All the hazmat waste on sight has been removed from both stations and all the leftover building materials from Station 1 were donated.

10. New Business

a. 871 Accident Update

Director Allen described how truck 871 was hit during service when it was parked on the side of the highway. An insurance claim has already been filed and the initial quote for repairs came in at approximately \$8,900. The individual's insurance who hit the truck is going to be covering the cost of repairs to 871.

b. Firefighter Stipend Discussion

Director Allen brought a recommendation to the Board to consider offering the volunteer firefighters a monthly stipend of \$50 while the Board continues the discussion on hiring a new Fire Chief. Director May brought to the Board additional options after Chief Murphy leaves, which would be to hire an Interim Fire Chief from the pool of volunteers that the District currently has, or to hire an "Administrative Officer" to be on-site for 30-40 hours per week. Requirements of this position would be to have EMT, Fire 1, and Hazmat to run trucks. After discussion, the Board assigned a committee consisting of President Walsh and Director May to meet with the volunteers on March 26, 2026 to discuss the options the Board is currently considering, seeing if there are any interested volunteers in taking an "Interim Fire Chief" role.



11. Old Business

- a. Discuss Fire Chief Hiring Process
No new information was discussed.

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

There was no executive session held.

13. Public Comment

No comments or discussion.

14. Adjournment:

Mr. Noel adjourned the meeting at 8:06 p.m.

- a. Next Regular Meeting scheduled: Regular Board Meeting April 9, 2026, at 6:30 p.m.

Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 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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Green Mountain Falls & Chapita Park Fire Protec District

04/07/26

Balance Sheet

Accrual Basis

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
BOTSJ - Bond Repayment 2532	105,164.19
BOTSJ - Bond Repayment MM 8210	81,832.99
BOTSJ - Capital Equipment 2761	140,750.46
BOTSJ - Checking 3979	10,322.94
BOTSJ - Emergency Operatrn 2745	1,102.26
BOTSJ - Holding - 9526	155,407.39
Kirkpatrick Bank - 5740	102,229.81
Kirkpatrick Bank Cap Imp - 3716	223,385.90
Kirkpatrick Bank Emerg - 3705	74,472.57
Total Checking/Savings	<u>894,668.51</u>
Total Current Assets	894,668.51
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	<u>2,767,078.03</u>
Total Fixed Assets	<u>3,882,784.39</u>
TOTAL ASSETS	<u>4,777,452.90</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	5,567.27
Total Accounts Payable	<u>5,567.27</u>
Other Current Liabilities	
A/P Visa	1,527.11
Payroll Liabilities	2,611.84
Total Other Current Liabilities	<u>4,138.95</u>
Total Current Liabilities	9,706.22
Long Term Liabilities	
Bond Payable	2,523,133.37
Total Long Term Liabilities	<u>2,523,133.37</u>
Total Liabilities	2,532,839.59
Equity	
Opening Balance Equity	1,524,271.25
Unrestricted Net Assets	600,897.94
Net Income	119,444.12
Total Equity	<u>2,244,613.31</u>
TOTAL LIABILITIES & EQUITY	<u>4,777,452.90</u>

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

	TOTAL				
	Mar 26	Jan - Mar 26	Budget	\$ Over Budget	% of Budget
Income					
Interest Income	525.09	1,506.15	208.75	1,297.40	721.51%
Property Tax - Debt EPC	90,475.38	93,517.92	251,722.00	-158,204.08	37.15%
Property Tax - Debt TC	4,614.22	4,614.22	12,475.00	-7,860.78	36.99%
Property Tax - O&M EPC	89,428.45	92,435.79	248,809.00	-156,373.21	37.15%
Property Tax - O&M TC	4,560.83	4,560.83	12,331.00	-7,770.17	36.99%
Spec Ownership Tax - Debt EPC	1,590.40	3,448.00	17,621.00	-14,173.00	19.57%
Spec Ownership Tax - Debt TC	78.47	159.41	873.00	-713.59	18.26%
Spec Ownership Tax - O&M EPC	1,571.99	3,408.09	17,417.00	-14,008.91	19.57%
Spec Ownership Tax - O&M TC	77.56	157.79	863.00	-705.21	18.28%
Total Income	192,922.39	203,808.20	562,319.75	-358,511.55	36.24%
Gross Profit	192,922.39	203,808.20	562,319.75	-358,511.55	36.24%
Expense					
Reconciliation Discrepancies	0.00	302.32			
Administrative Expenses					
Bank Fees	0.00	0.00	100.00	-100.00	0.0%
Contingent Firefighter	594.00	990.00	34,320.00	-33,330.00	2.89%
Director Fees	250.00	700.00	3,000.00	-2,300.00	23.33%
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	678.00	7,200.00	-6,522.00	9.42%
Legal Fees	0.00	0.00	3,000.00	-3,000.00	0.0%
Management & Accounting	2,750.00	8,306.75	33,000.00	-24,693.25	25.17%
Payroll Expenses	573.52	1,695.65	6,200.00	-4,504.35	27.35%
Retirement Fund Contribution	0.00	0.00	35,960.00	-35,960.00	0.0%
Salaries - Fire Chief	6,666.67	20,000.01	102,500.00	-82,499.99	19.51%
Supplies & Expenses	280.60	1,480.56	7,500.00	-6,019.44	19.74%
Total Administrative Expenses	11,271.79	37,859.97	254,280.00	-216,420.03	14.89%
Bond Interest Payment	20,194.03	20,194.03	80,776.00	-60,581.97	25.0%
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	404.85	5,000.00	-4,595.15	8.1%
Firefighting-Supplies & Exp's	773.69	7,506.71	20,000.00	-12,493.29	37.53%
Medical Services-Supplies & Exp	0.00	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, ...	1,810.23	2,236.62	183,000.00	-180,763.38	1.22%
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	2,718.87	12,593.62	235,500.00	-222,906.38	5.35%

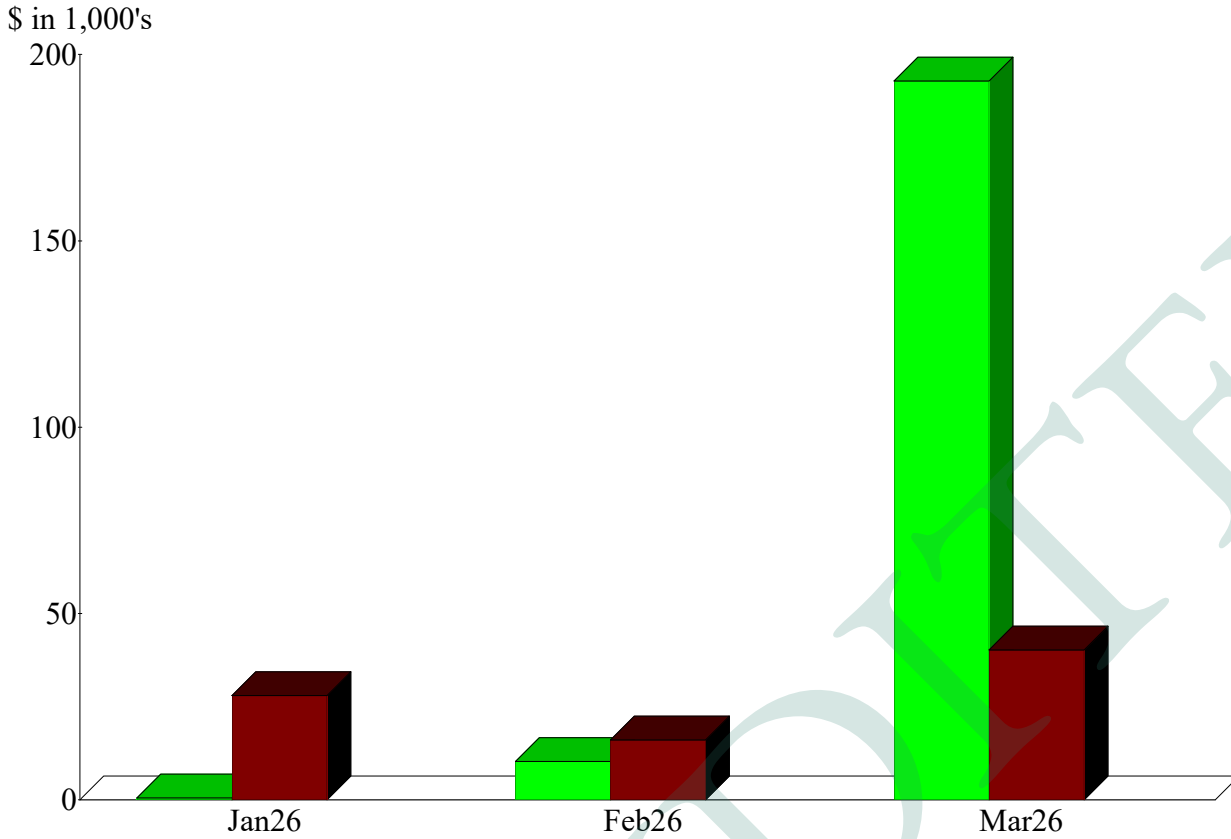
Green Mountain Falls & Chapita Park Fire Protec District
Profit & Loss Budget vs. Actual
 January through March 2026

	TOTAL				
	<u>Mar 26</u>	<u>Jan - Mar 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	750.00	750.00	2,000.00	-1,250.00	37.5%
Snow Removal	0.00	630.00	1,500.00	-870.00	42.0%
Supplies & Expenses	646.89	4,157.01	20,000.00	-15,842.99	20.79%
Utilities	1,716.30	4,807.15	16,000.00	-11,192.85	30.05%
Total Stations & Buildings	<u>3,113.19</u>	<u>10,344.16</u>	<u>64,500.00</u>	<u>-54,155.84</u>	<u>16.04%</u>
Treasurer Fees					
El Paso County - Debt	1,357.12	1,405.50	3,776.00	-2,370.50	37.22%
El Paso County - O&M	1,341.42	1,389.24	3,732.00	-2,342.76	37.23%
Teller County - Debt	138.41	138.41	374.00	-235.59	37.01%
Teller County - O&M	136.83	136.83	370.00	-233.17	36.98%
Total Treasurer Fees	<u>2,973.78</u>	<u>3,069.98</u>	<u>8,252.00</u>	<u>-5,182.02</u>	<u>37.2%</u>
Total Expense	<u>40,271.66</u>	<u>84,364.08</u>	<u>931,060.00</u>	<u>-846,695.92</u>	<u>9.06%</u>
Net Income	<u><u>152,650.73</u></u>	<u><u>119,444.12</u></u>	<u><u>-368,740.25</u></u>	<u><u>488,184.37</u></u>	<u><u>-32.39%</u></u>

UNAUDITED

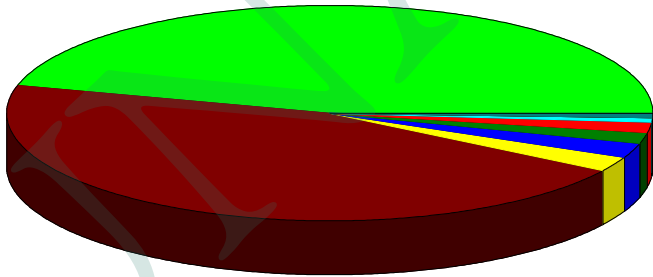
Income and Expense by Month
January through March 2026

Income
Expense



Income Summary
January through March 2026

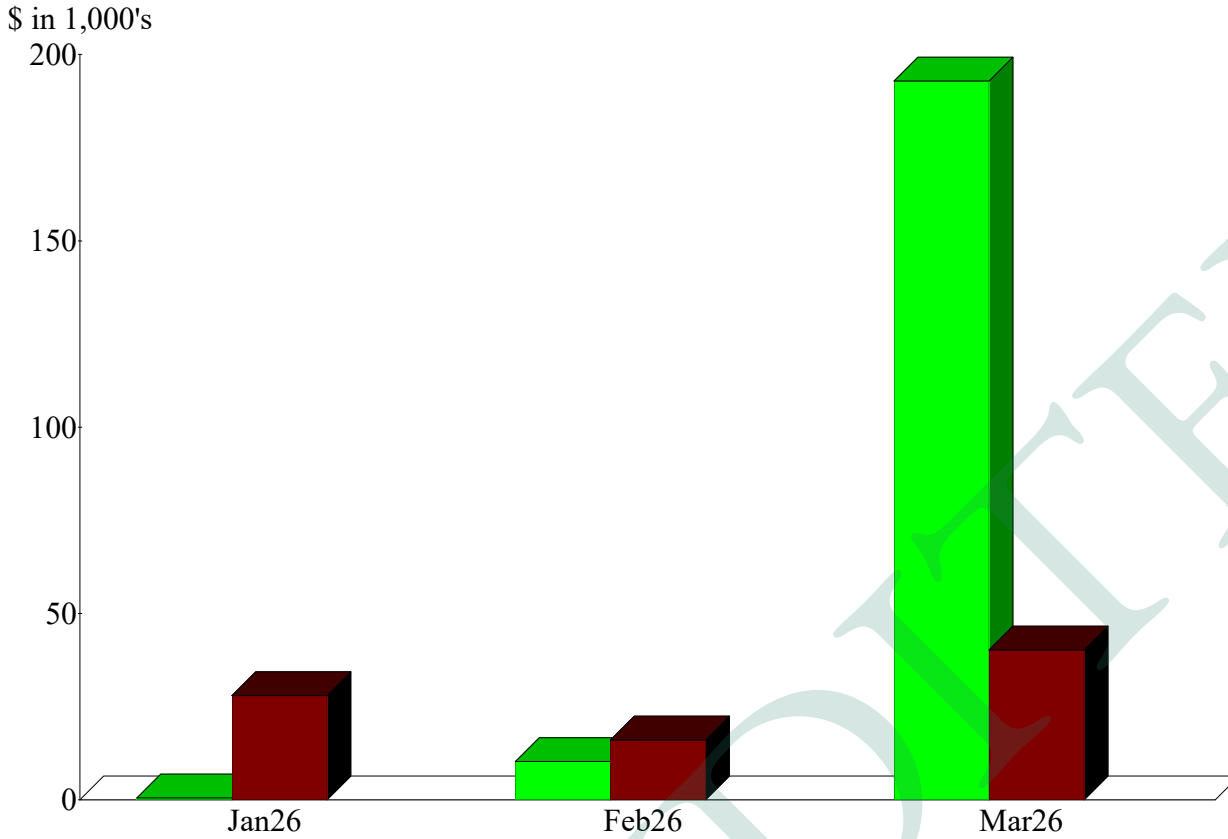
Property Tax - Debt EPC	45.89%
Property Tax - O&M EPC	45.35
Property Tax - Debt TC	2.26
Property Tax - O&M TC	2.24
Spec Ownership Tax - Debt EPC	1.69
Spec Ownership Tax - O&M EPC	1.67
Interest Income	0.74
Spec Ownership Tax - Debt TC	0.08
Spec Ownership Tax - O&M TC	0.08
Total	\$203,808.20



By Account

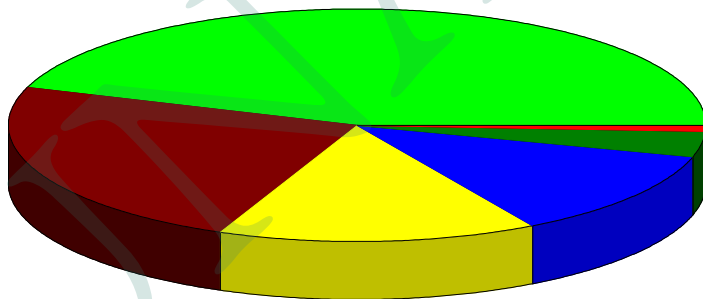
Income and Expense by Month
January through March 2026

Income
Expense



Expense Summary
January through March 2026

Administrative Expenses	44.88%
Bond Interest Payment	23.94
Fire Department's Budgets	14.93
Stations & Buildings	12.26
Treasurer Fees	3.64
Reconciliation Discrepancies	0.36
Total	\$84,364.08



By Account

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Green Mountain Falls Chipita Park Fire District

Payment Request

4/9/2026

General Fund Account

Company	Invoice	Date	Amount	Comments
Megan Kelly	40926	4/9/2026	\$ 50.00	
Stephen Walsh	40926	4/9/2026	\$ 50.00	
Dan May	40926	4/9/2026	\$ 50.00	
George Allen	40926	4/9/2026	\$ 50.00	
Bankcard Center	32626	3/26/2026	\$ 1,527.11	Credit Card Pmt
Black Hills Energy	2402362520	4/7/2026	\$ 518.25	Autopay
Colorado Springs Utilities	4895014031	4/3/2026	\$ 35.00	Autopay
Colorado Springs Utilities	9015963319	4/3/2026	\$ 386.98	Autopay
Digitcom Electronics	104012905-1	3/18/2026	\$ 1,800.00	
Environment Control	16816-439	4/1/2026	\$ 596.97	
Flair Data Systems	R03052	1/14/2026	\$ 134.95	
Flair Data Systems	R03288	3/23/2026	\$ 134.95	
Lingo Telecom (Bullseye)	56831031	3/25/2026	\$ 209.28	Autopay
Steve Lewis	40126	4/1/2026	\$ 150.00	
Volunteer Reimbursements	32326	3/23/2026	\$ 30.69	Volunteers - DMV Records
WEX	111590000	3/31/2026	\$ 477.94	Paid Online
Woodland Hardware & Home	2990812	3/11/2026	\$ 12.06	
Woodland Hardware & Home	2990807	3/11/2026	\$ 8.61	
Woodland Hardware & Home	2990991	3/12/2026	\$ 29.25	
Wisdom Management	1366	3/31/2026	\$ 2,750.00	
Total:			\$ 9,002.04	

Added at Board Meeting

Vendor	Invoice	Date	Amount	Comments
Total:				

Green Mountain Falls Chipita Park Fire District

