



**GREEN MOUNTAIN FALLS/CHIPITA PARK  
FIRE PROTECTION DISTRICT  
Regular Board Meeting  
Thursday, May 14, 2026– 6:30 PM  
2 Carsell Way, Green Mountain Falls, CO 80819  
-and-**

| <b>Avaya Cloud Meeting</b>   |  |
|--|--|
| <p>Please join my meeting from your computer, tablet or smartphone.</p> <p><a href="https://video.cloudoffice.avaya.com/join/118480912">https://video.cloudoffice.avaya.com/join/118480912</a></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> |

| <b>Board of Directors</b> | <b>Title</b> | <b>Term</b>                        |
|---------------------------|--------------|------------------------------------|
| 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. Consider Appointment of Qualified Director to Vacant Seat
4. Approval of Agenda
5. Chief's Report
6. Approval of Meeting Minutes
  - a. Review and consider approval of April 9, 2026 Regular Board Meeting Minutes (enclosure)
7. Financial Matters
  - a. Consider Approval of Unaudited Financial Statements dated April 30, 2026 (enclosure)
  - b. Reading of Monthly Bills & Cash Transfer: Bills were submitted in the Amount of \$ \_\_\_\_\_  
Transfer of \$ \_\_\_\_\_(enclosure)



8. Manager's Report
9. Equipment Report
10. Facilities Report
11. New Business
12. Old Business
  - a. Truck 871 Repairs
  - b. Discuss Fire Chief Open Position
13. Executive Session: Consider entering an executive session for the purpose of discussing an employment contract and/or Fire Chief Salary (if necessary)
14. 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.
15. Adjourn
  - a. Next meeting date – Regular Board Meeting June 11, 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 APRIL 9, 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 April 9, 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 6:34 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.

The Board discussed the vacancy on the board of directors and the current interested eligible elector being Gary Florence. There may be another interested candidate brought to the volunteers and Board's attention. The Board tabled the appointment of an eligible elector to the next board meeting to verify any other potential candidates.

3. Approval of the Agenda

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

4. Chief's Report

Chief Murphy reported that 5 of the volunteers finished their 2026 red card testing, bringing the total red card certified volunteers on the department to 7. The department ran 59 calls in the month of March, bringing the YTD calls up to 142.



5. Approval of March 12, 2026 Regular Meeting Minutes

After review, Director May 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 March 31, 2026

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

b. Reading of Monthly Bills & Cash Transfer

Mr. Noel presented the payables. President Walsh moved to approve the payables as amended in the amount of \$9,200.04 and authorize a transfer of \$9,500; seconded by President Walsh. Motion passed unanimously.

7. Management Matters

Mr. Noel presented the April 2026 Manager's Report to include action taken by Wisdom Management for filing the annual report with both El Paso County and Teller County, the insurance renewal coming up on May 1<sup>st</sup>, 2026, and preparing for the potential appointment to the vacant seat on the Board of Directors. There was no additional information to report from Management.

8. Equipment Report

Chief Murphy discussed the need to get a new four gas monitor for truck 811.

9. Facilities Report

Director Allen reported that the roof was fixed and the District will be looking for the invoice to come in for about \$1,400. The generator maintenance was already completed. The A/C unit will need to be fixed in the living quarters once Spring/Summer comes along

10. New Business

There was no new business.

11. Old Business

a. Truck 871 Repairs

Director Allen announced that Truck 871 was repaired and the department got it back from the shop on Tuesday. The last item that needs to be completed is fixing the logo which is expected to get done within the next week. When the truck bed was getting repaired, there was additional damage found from the accident, which was put on the credit card to get reimbursed.



b. Discuss Fire Chief Open Position

Director May and President Walsh discussed their meetings in March with the volunteers, which included discussions on options for the open Fire Chief Position. One option discussed was to have Tyler Stevens but hired into an “interim” parttime chief position for around 20 hours per week. They would like to follow that by having at least 3 volunteers be promoted to Captain. All of the volunteers agreed that the District should not try to hire a full-time fire chief until after Divide Fire has completed their hiring process. The board would like legal advice on whether the Fire District is able to hire a full/part-time interim fire chief if that individual is also volunteering within the same department. Director May moved to have District Management reach out to Anderson, Dude, and Lebel for legal advice and will stay within the 2026 budget for legal expense of \$3,000; seconded by President Walsh. Motion passed unanimously.

After additional discussion, Director Kelly moved to authorize a retirement gift of up to \$1,000 for Chief Murphy which may be monetary, physical, or combination of the both; seconded by President Walsh. Motion passed unanimously.

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 8:24 p.m.

- a. Next Regular Meeting scheduled: Regular Board Meeting May 14, 2026, at 6:30 p.m.

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Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 9, 2026 REGULAR MEETING MINUTES OF THE GREEN MOUNTAIN FALLS/CHIPITA PARK FIRE PROTECTION DISTRICT.

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Approved by: Secretary of the Board

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**Green Mountain Falls & Chapita Park Fire Protec District**

**Balance Sheet**

As of April 30, 2026

|  | <u>Apr 30, 26</u>                 |
|--|-----------------------------------|
| <b>ASSETS</b>                          |                                   |
| <b>Current Assets</b>                  |                                   |
| <b>Checking/Savings</b>                |                                   |
| BOTSJ - Bond Repayment 2532            | 130,550.64                        |
| BOTSJ - Bond Repayment MM 8210         | 81,883.43                         |
| BOTSJ - Capital Equipment 2761         | 140,762.03                        |
| BOTSJ - Checking 3979                  | 14,128.17                         |
| BOTSJ - Emergency Operatrn 2745        | 1,102.36                          |
| BOTSJ - Holding - 9526                 | 167,486.05                        |
| Kirkpatrick Bank - 5740                | 102,343.24                        |
| Kirkpatrick Bank Cap Imp - 3716        | 223,633.77                        |
| Kirkpatrick Bank Emerg - 3705          | 74,536.84                         |
| <b>Total Checking/Savings</b>          | <u>936,426.53</u>                 |
| <b>Total Current Assets</b>            | 936,426.53                        |
| <b>Fixed Assets</b>                    |                                   |
| <b>Land</b>                            | 201,449.99                        |
| Land - Fire Station                    | 914,256.37                        |
| <b>Property &amp; Equipment</b>        |                                   |
| <b>Buildings</b>                       | 3,397,061.39                      |
| <b>Equipment</b>                       | 204,871.90                        |
| <b>Equipment Acquired</b>              | 14,805.48                         |
| <b>Furniture</b>                       | 16,670.47                         |
| <b>Vehicles</b>                        | 433,267.93                        |
| <b>Accum Deprec - Buildings</b>        | -629,983.36                       |
| <b>Accum Deprec - Equipment</b>        | -236,347.85                       |
| <b>Accum Deprec - Vehicles</b>         | -433,267.93                       |
| <b>Total Property &amp; Equipment</b>  | <u>2,767,078.03</u>               |
| <b>Total Fixed Assets</b>              | <u>3,882,784.39</u>               |
| <b>TOTAL ASSETS</b>                    | <b><u><u>4,819,210.92</u></u></b> |
| <b>LIABILITIES &amp; EQUITY</b>        |                                   |
| <b>Liabilities</b>                     |                                   |
| <b>Current Liabilities</b>             |                                   |
| <b>Accounts Payable</b>                |                                   |
| Accounts Payable                       | 5,234.44                          |
| <b>Total Accounts Payable</b>          | <u>5,234.44</u>                   |
| <b>Other Current Liabilities</b>       |                                   |
| A/P Visa                               | 4,070.64                          |
| Payroll Liabilities                    | 4,150.65                          |
| <b>Total Other Current Liabilities</b> | <u>8,221.29</u>                   |
| <b>Total Current Liabilities</b>       | 13,455.73                         |
| <b>Long Term Liabilities</b>           |                                   |
| <b>Bond Payable</b>                    | 2,523,133.37                      |
| <b>Total Long Term Liabilities</b>     | <u>2,523,133.37</u>               |
| <b>Total Liabilities</b>               | 2,536,589.10                      |
| <b>Equity</b>                          |                                   |
| <b>Opening Balance Equity</b>          | 1,524,271.25                      |
| <b>Unrestricted Net Assets</b>         | 600,897.94                        |
| <b>Net Income</b>                      | 157,452.63                        |
| <b>Total Equity</b>                    | <u>2,282,621.82</u>               |
| <b>TOTAL LIABILITIES &amp; EQUITY</b>  | <b><u><u>4,819,210.92</u></u></b> |

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

|  | TOTAL            |                   |                   |                    |               |
|--|------------------|-------------------|-------------------|--------------------|---------------|
|  | Apr 26           | Jan - Apr 26      | Budget            | \$ Over Budget     | % of Budget   |
| <b>Income</b>                          |                  |                   |                   |                    |               |
| Delinquent Interest - EPC              | 4.86             | 4.86              |                   |                    |               |
| Interest Abatement - EPC               | -57.76           | -57.76            |                   |                    |               |
| Interest Income                        | 497.50           | 2,003.65          | 278.65            | 1,725.00           | 719.06%       |
| Property Tax - Debt EPC                | 28,985.55        | 122,503.47        | 251,722.00        | -129,218.53        | 48.67%        |
| Property Tax - Debt TC                 | 619.75           | 5,233.97          | 12,475.00         | -7,241.03          | 41.96%        |
| Property Tax - O&M EPC                 | 28,650.14        | 121,085.93        | 248,809.00        | -127,723.07        | 48.67%        |
| Property Tax - O&M TC                  | 612.58           | 5,173.41          | 12,331.00         | -7,157.59          | 41.96%        |
| Spec Ownership Tax - Debt EPC          | 1,955.82         | 5,403.82          | 17,621.00         | -12,217.18         | 30.67%        |
| Spec Ownership Tax - Debt TC           | 76.83            | 236.24            | 873.00            | -636.76            | 27.06%        |
| Spec Ownership Tax - O&M EPC           | 1,933.18         | 5,341.27          | 17,417.00         | -12,075.73         | 30.67%        |
| Spec Ownership Tax - O&M TC            | 75.94            | 233.73            | 863.00            | -629.27            | 27.08%        |
| <b>Total Income</b>                    | <b>63,354.39</b> | <b>267,162.59</b> | <b>562,389.65</b> | <b>-295,227.06</b> | <b>47.51%</b> |
| <b>Gross Profit</b>                    | <b>63,354.39</b> | <b>267,162.59</b> | <b>562,389.65</b> | <b>-295,227.06</b> | <b>47.51%</b> |
| <b>Expense</b>                         |                  |                   |                   |                    |               |
| Reconciliation Discrepancies           | 0.00             | 302.32            |                   |                    |               |
| <b>Administrative Expenses</b>         |                  |                   |                   |                    |               |
| Bank Fees                              | 0.00             | 0.00              | 100.00            | -100.00            | 0.0%          |
| Contingent Firefighter                 | 214.50           | 1,204.50          | 34,320.00         | -33,115.50         | 3.51%         |
| Director Fees                          | 200.00           | 900.00            | 3,000.00          | -2,100.00          | 30.0%         |
| 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               | 355.00           | 1,033.00          | 7,200.00          | -6,167.00          | 14.35%        |
| Legal Fees                             | 0.00             | 0.00              | 3,000.00          | -3,000.00          | 0.0%          |
| Management & Accounting                | 2,750.00         | 11,056.75         | 33,000.00         | -21,943.25         | 33.51%        |
| Payroll Expenses                       | 937.79           | 2,633.44          | 6,200.00          | -3,566.56          | 42.48%        |
| Retirement Fund Contribution           | 0.00             | 0.00              | 35,960.00         | -35,960.00         | 0.0%          |
| Salaries - Fire Chief                  | 11,744.71        | 31,744.72         | 102,500.00        | -70,755.28         | 30.97%        |
| Supplies & Expenses                    | 229.48           | 1,715.92          | 7,500.00          | -5,784.08          | 22.88%        |
| <b>Total Administrative Expenses</b>   | <b>16,431.48</b> | <b>54,297.33</b>  | <b>254,280.00</b> | <b>-199,982.67</b> | <b>21.35%</b> |
| Bond Interest Payment                  | 0.00             | 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%          |
| <b>Fire Department's Budgets</b>       |                  |                   |                   |                    |               |
| 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.         | 0.00             | 404.85            | 5,000.00          | -4,595.15          | 8.1%          |
| Firefighting-Supplies & Exp's          | 1,634.58         | 9,161.75          | 20,000.00         | -10,838.25         | 45.81%        |
| 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, ...        | 1,430.21         | 3,730.39          | 183,000.00        | -179,269.61        | 2.04%         |
| 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%          |
| <b>Total Fire Department's Budgets</b> | <b>3,064.79</b>  | <b>15,742.43</b>  | <b>235,500.00</b> | <b>-219,757.57</b> | <b>6.69%</b>  |

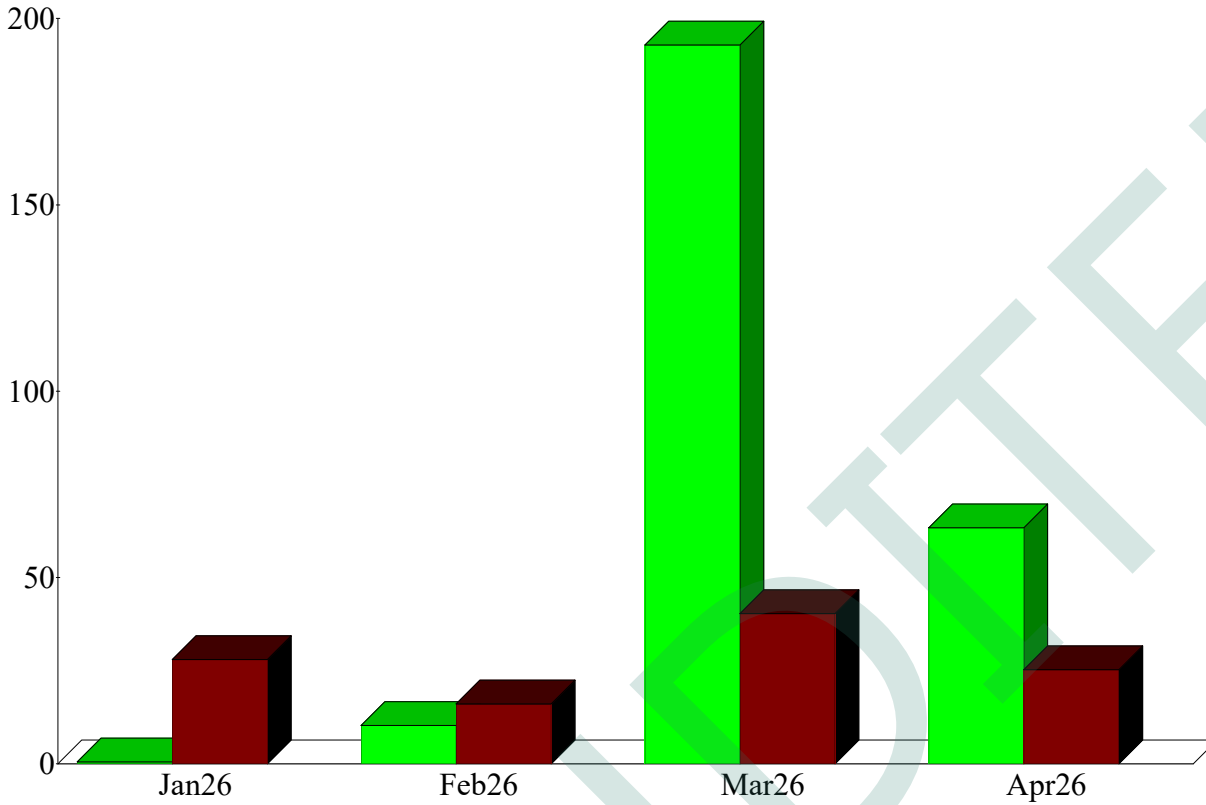
**Green Mountain Falls & Chapita Park Fire Protec District**  
**Profit & Loss Budget vs. Actual**  
 January through April 2026

|                                       | TOTAL                   |                          |                           |                          |                       |
|---------------------------------------|-------------------------|--------------------------|---------------------------|--------------------------|-----------------------|
|                                       | Apr 26                  | Jan - Apr 26             | Budget                    | \$ Over Budget           | % of Budget           |
| <b>Stations &amp; Buildings</b>       |                         |                          |                           |                          |                       |
| Capital Improvements                  | 0.00                    | 0.00                     | 25,000.00                 | -25,000.00               | 0.0%                  |
| <b>MAINTENANCE - Generator</b>        | 0.00                    | 750.00                   | 2,000.00                  | -1,250.00                | 37.5%                 |
| <b>Snow Removal</b>                   | 150.00                  | 780.00                   | 1,500.00                  | -720.00                  | 52.0%                 |
| <b>Supplies &amp; Expenses</b>        | 3,169.46                | 7,326.47                 | 20,000.00                 | -12,673.53               | 36.63%                |
| <b>Utilities</b>                      | 1,538.65                | 6,345.80                 | 16,000.00                 | -9,654.20                | 39.66%                |
| <b>Total Stations &amp; Buildings</b> | <u>4,858.11</u>         | <u>15,202.27</u>         | <u>64,500.00</u>          | <u>-49,297.73</u>        | <u>23.57%</u>         |
| <b>Treasurer Fees</b>                 |                         |                          |                           |                          |                       |
| El Paso County - Debt                 | 434.83                  | 1,840.33                 | 3,776.00                  | -1,935.67                | 48.74%                |
| El Paso County - O&M                  | 429.79                  | 1,819.03                 | 3,732.00                  | -1,912.97                | 48.74%                |
| Teller County - Debt                  | 18.60                   | 157.01                   | 374.00                    | -216.99                  | 41.98%                |
| Teller County - O&M                   | 18.38                   | 155.21                   | 370.00                    | -214.79                  | 41.95%                |
| <b>Total Treasurer Fees</b>           | <u>901.60</u>           | <u>3,971.58</u>          | <u>8,252.00</u>           | <u>-4,280.42</u>         | <u>48.13%</u>         |
| <b>Total Expense</b>                  | <u>25,255.98</u>        | <u>109,709.96</u>        | <u>931,060.00</u>         | <u>-821,350.04</u>       | <u>11.78%</u>         |
| <b>Net Income</b>                     | <u><u>38,098.41</u></u> | <u><u>157,452.63</u></u> | <u><u>-368,670.35</u></u> | <u><u>526,122.98</u></u> | <u><u>-42.71%</u></u> |

Income and Expense by Month  
January through April 2026

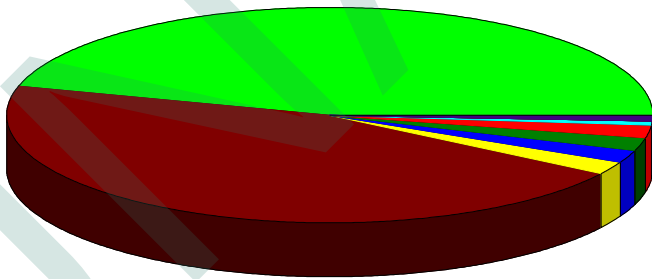
Income  
Expense

\$ in 1,000's



Income Summary  
January through April 2026

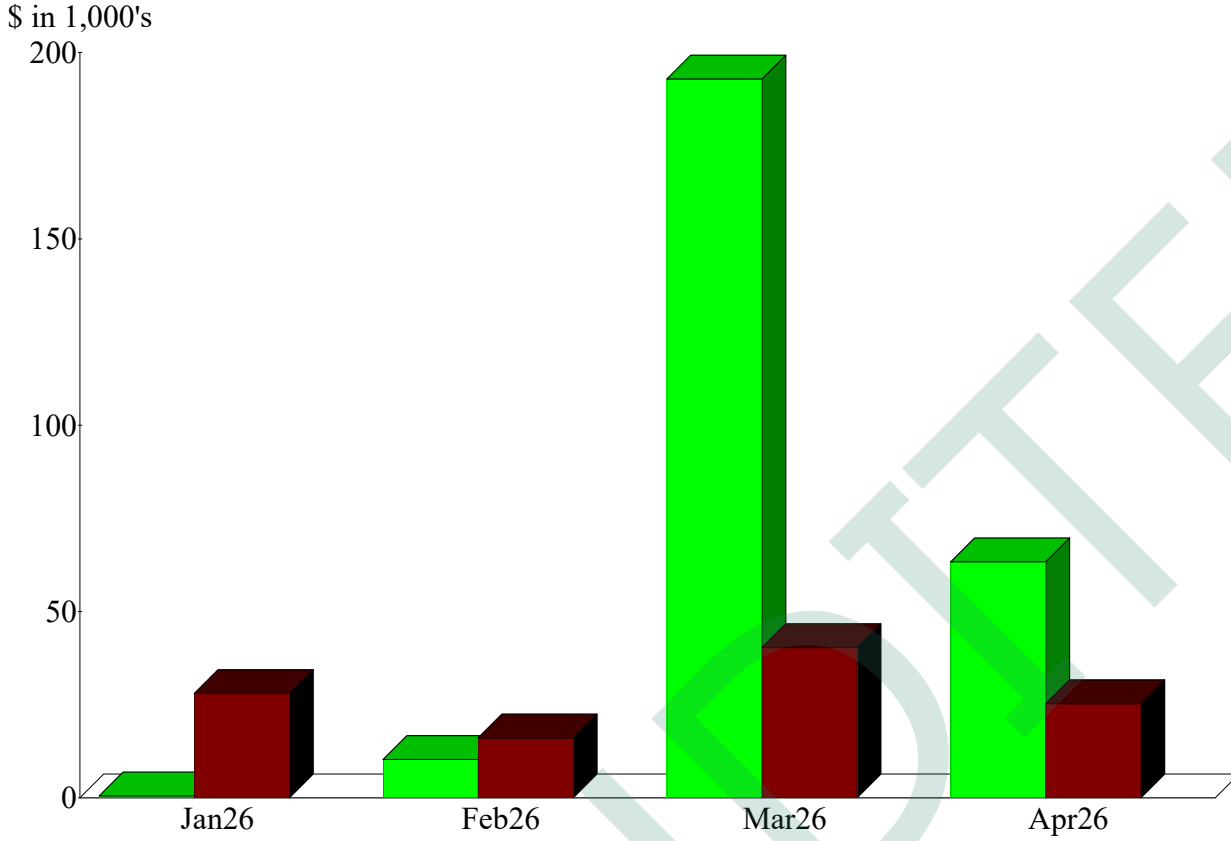
|                               |                     |
|-------------------------------|---------------------|
| Property Tax - Debt EPC       | 45.84%              |
| Property Tax - O&M EPC        | 45.31               |
| Spec Ownership Tax - Debt EPC | 2.02                |
| Spec Ownership Tax - O&M EPC  | 2.00                |
| Property Tax - Debt TC        | 1.96                |
| Property Tax - O&M TC         | 1.94                |
| Interest Income               | 0.75                |
| Spec Ownership Tax - Debt TC  | 0.09                |
| Spec Ownership Tax - O&M TC   | 0.09                |
| Interest Abatement - EPC      | \$-57.76            |
| Delinquent Interest - EPC     | 0.01                |
| <b>Sub-Total</b>              | <b>\$267,162.59</b> |



By Account

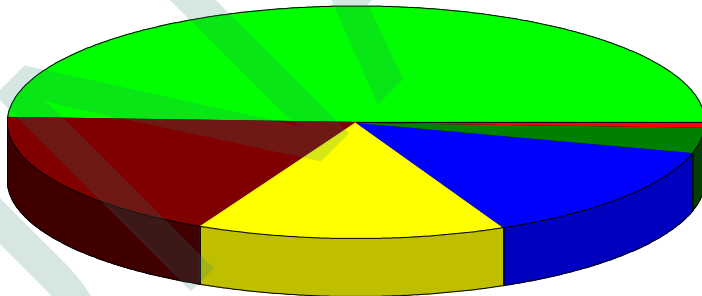
Income and Expense by Month  
January through April 2026

Income  
Expense



Expense Summary  
January through April 2026

|                              |                     |
|------------------------------|---------------------|
| Administrative Expenses      | 49.49%              |
| Bond Interest Payment        | 18.41               |
| Fire Department's Budgets    | 14.35               |
| Stations & Buildings         | 13.86               |
| Treasurer Fees               | 3.62                |
| Reconciliation Discrepancies | 0.28                |
| <b>Total</b>                 | <b>\$109,709.96</b> |



By Account

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# Green Mountain Falls Chipita Park Fire District

## Payment Request

5/14/2026

### General Fund Account

| Company                            | Invoice    | Date      | Amount              | Comments        |
|------------------------------------|------------|-----------|---------------------|-----------------|
| Megan Kelly                        | 51426      | 5/14/2026 | \$ 50.00            |                 |
| Stephen Walsh                      | 51426      | 5/14/2026 | \$ 50.00            |                 |
| Dan May                            | 51426      | 5/14/2026 | \$ 50.00            |                 |
| George Allen                       | 51426      | 5/14/2026 | \$ 50.00            |                 |
| Bankcard Center                    | 42426      | 4/24/2026 | \$ 4,070.64         | Credit Card Pmt |
| Black Hills Energy                 | 2402362520 | 5/6/2026  | \$ 354.63           | Autopay         |
| Colorado Springs Utilities         | 4895014031 | 5/4/2026  | \$ 40.23            | Autopay         |
| Colorado Springs Utilities         | 9015963319 | 5/4/2026  | \$ 374.66           | Autopay         |
| Environment Control                | 16983-439  | 5/1/2026  | \$ 596.97           |                 |
| Lingo Telecom (Bullseye)           | 57179830   | 4/25/2026 | \$ 271.81           | Autopay         |
| Napa Auto Parts                    | 406-910392 | 4/16/2026 | \$ 63.56            |                 |
| Pikes Peak Chiefs Forum            | 25-018     | 4/27/2026 | \$ 100.00           |                 |
| Safeware, Inc.                     | 30345121   | 4/16/2026 | \$ 184.62           |                 |
| The Insurance Center               | 040526-01  | 5/4/2026  | \$ 3,933.00         |                 |
| Weathercraft Co.of Colorado Spring | 41449      | 4/21/2026 | \$ 1,450.00         |                 |
| WEX                                | 112215859  | 5/22/2026 | \$ 368.79           | Paid Online     |
| Wisdom Management                  | 1433       | 4/30/2026 | \$ 2,775.20         |                 |
| <b>Total:</b>                      |            |           | <b>\$ 14,784.11</b> |                 |

### Added at Board Meeting

| Vendor        | Invoice | Date | Amount | Comments |
|---------------|---------|------|--------|----------|
|               |         |      |        |          |
|               |         |      |        |          |
|               |         |      |        |          |
| <b>Total:</b> |         |      |        |          |

Green Mountain Falls Chipita Park Fire District

