

Divide Fire Protection District

Public Meeting of the Board of Directors
January 13th, 2026 6:00 P.M.

AGENDA

- 1) Call to Order – Roll Call
- 2) Pledge of Allegiance
- 3) Review and Approve Agenda
- 4) Review, Approve, and Sign Minutes of Prior Meetings
- 5) Chief Report
 - A) R21 – Disposition of equipment, status, costs
 - B) Action Plan from Survey Results including data
 - C) Board Business Meeting Attendees for February
- 6) Financial & Administrative Matters
 - A) Financials
 - B) Purchase Orders
 - C) Administrative Report
- 7) Old Business
 - A) First Due Changeover
 - B) Security Update
 - C) Policies/Handbook – tabled to March 2026
 - i. Discuss areas of non-enforcement and inaccuracies
 - D) 5-Year Strategic Plan
 - E) Chief Job Search
- 8) New Business
 - A) Resolution 2026-01 Designating Meeting Times & Posting Place
 - B) Request for Training Room Policy Waiver
 - C) Remote Meeting Accessibility Via Zoom
 - D) Change of Directors on Personnel Committee
- 9) Executive Session -
- 10) Public Comment **
- 11) Adjournment

**** Public comment is limited to no more than 5 minutes per person, 20 minutes maximum. Please indicate on the sign-in sheet that you wish to comment.**



*These minutes will have
an addendum approved
at the 1-27-26 meeting.*

DIVIDE FIRE PROTECTION DISTRICT

Board of Directors Meeting

Shoemaker Fire Station, 103 Cedar Mountain Road (Mail: PO Box 941), Divide Colorado, 80814
January 13th, 2026 at 6:00 p.m.

MINUTES OF THE REGULAR MEETING

1. Call to Order / Role Call

Board President Lopez called to order the regular meeting of the Board of Directors of the Divide Fire Protection District (DFPD) at 6:01 p.m.

Secretary Franke called roll with the following present:

Steed Lopez – President
Robert Reynolds – Vice-President
Patricia Franke – Secretary
Peter Atwater – Treasurer
Dennis Luttrell – Director

Interim Chief Hinkle and District Administrator Diana Perkins were also present.

2. Pledge of Allegiance

3. Review & Approve Agenda - Motion by Director Franke to approve the agenda with the addition of item 8.d. Change Directors on Personnel Committee and item 8.e. Interagency Agreements. Second by Director Luttrell. The motion passed unanimously.

4. Review, Approve, and Sign Minutes of Prior Meetings – Motion by Director Franke to approve the minutes from the December 4th and December 9th meetings. Director Atwater confirmed an item was corrected appropriately. Second by Director Luttrell. The motion passed unanimously.

5. Chief's Report – Attached. Chief reviewed department activity. He reported that Pikes Peak Polaris had an overstock of UTVs and was offering us a 10% discount. He is requesting purchase of a UTV and pump slide-in to be a fire-only UTV response vehicle. He noted his preferred combination of the 1500 4-door crew cab and Firelite Transport Deluxe pump. He noted that Firefighter Brandon Owings has worked at Polaris and could do all work on the UTV. Director Franke asked if this would fit in our existing trailers and Chief confirmed yes that he had measured for it. Chief noted that this would

replace the 6-wheel ATV which could be sold via a sealed bid. This is a 2025 model which will only be available as long as it's in stock. Director Lopez requested a full list of the UTV and accessories needed in a purchase order format so it could be approved at the next board meeting. Director Atwater motioned to approve a purchase order not to exceed \$58,000. Director Franke noted that there was still no 5-year plan for capital purchases in place. Chief Hinkle responded that he was trying to fulfil the mill levy brochure that was given out to public in 2022 and mentioned a firefighting UTV. Director Franke noted that payroll and other amounts from that brochure were different, and she would rather see any capital purchases be part of a comprehensive 5-year plan given that several vehicles have potential repair needs coming up. Diana Perkins noted that the board discussed at the last board meeting holding off on capital purchases until a 5-year plan was in place. Second by Director Luttrell. The motion passed with four in favor and Director Franke opposed.

A. R21 – Chief reported that R21 was getting a light bar added and was almost completed. Director Franke noted that the PO for that project had been denied at the December 9th meeting. Diana Perkins noted she had a bill for automotive wrap for \$4500 that she had no purchase order for. Director Lopez asked why it needed a PO, and Perkins referred to the Board Financial Policy that items not specifically listed in the budget detail as approved, or that fall under certain other specific circumstances, require a purchase order approved by the board. Director Lopez suggested Chief present another purchase order so it could be approved. Director Franke repeated a public concern from the last meeting that the capital reserve was being used as a slush fund, and Director Atwater specifically asked Director Franke to stop referring to that line item in that manner that it was inflammatory and untrue. Chief agreed to present a purchase order with full amounts for the project so the bills can be paid.

The disposition of the truck topper with ladder rack was also discussed. Chief Hinkle reported he had traded the topper to volunteer Nathan Erich in exchange for a tailgate and questioned why Perkins needed to know that. She responded that the district tracks asset acquisition and disposition of assets. Director Atwater said we track the vehicle and not the accessories, Perkins noted that anything attached or mounted to the vehicle was considered part of the vehicle. Director Atwater expressed he would like to see a depreciation schedule and Perkins said she could provide that. Director Lopez noted that the financial policies stated that an item deemed destroyed, unrepairable, or unusable may be disposed at the discretion of the Chief or District Administrator, and that the determination of what fell into this category was subjective. Director Franke noted that the policy also stated that if the item was to be offered to membership, the entire membership should be notified so that if more than one member was interested a sealed bid process should be used. This did not occur. She also expressed that it seemed wrong to use the idea that someone could “determine something worthless or unusable” as a way to avoid accountability or transparency of taxpayer assets. She also noted that the topper was being used and was still being used after it was traded, and it was traded for something that was deemed of equal value. She noted that at a previous meeting it was noted that the truck itself was estimated online at \$9000 and the board was considering sale of the truck including the topper and racks for \$20,000, so the items had some value. Director Lopez expressed that no one is qualified to determine the value of items accurately. Director Lopez expressed that our entire inventory process is flawed because we have asset tracking on items that should not have them, and we have also disposed of items like the fuel tanks in exchange for services. He asked when the previous inventory was completed, which was last year 2025. Perkins explained the inventory process whereby the Chief and paid employees gather the information about the current location of the items and report that to the administrator to update the spreadsheet. Director Lopez asked who was accountable if it was wrong, and how did we know it was correct. Perkins noted that she was trusting the information provided by the paid employees. Chief at this point produced a paper signed by both him and Nathan Erich agreeing to exchange of the topper for a tailgate. Perkins will copy this for the records.

B. Action Plan from Survey Results Including Data – Director Franke asked for the results of the survey sent out to the membership. Chief reported that offering station time for call credit was part of how they were helping volunteers make their requirements. He reported asking the volunteers “station or vehicles” and the volunteers were split about 50/50. It was also noted there were only about 17 responses. Director Franke asked if there was any response back to the membership directly tied to the survey results, and Chief said there was communication with the membership but not directly connected to the survey.

Chief then said he did need to add an executive session regarding a person there was an issue with. Perkins noted that the person had to be notified in advance or the executive session would not meet requirements, and it also has to be stated the name of the person being discussed.

C. Business Meeting - Director Lopez will attend the business meeting on February 4th with Director Luttrell as backup.

6. Financial & Administrative Matters –

A. Financials – Perkins presented the financials and noted this was not a final year end report as yet there would still be some invoices coming in. She also noted that the procedures the district has in place for purchases, assets and dispositions are there for the protection of all involved, the Chief, the district, the board, and the taxpayers. The procedures ensure spending is intentional and shows transparency in spending taxpayer money, and are not meant to imply distrust of any person. Director Lopez asked if Perkins had reviewed the financial reports with the Chief prior to the meeting. She stated she had not reviewed this particular report but met with Chief throughout the year about budget status and other issues, and that the Chief would typically meet with her as well about any questions. Director Lopez expressed this was important to transparency and collaboration. Motion by Director Luttrell to approve the financials, second by Director Franke. The motion passed unanimously.

B. Purchase Orders – PO 011326-01 – (noted above) UTV & Pump Purchase – not to exceed \$58,000 PO 011326-02 (noted below) Security Cameras \$1537.50

C. Administrative Report – Perkins reported an offer was made to candidate Dawn Holden-Hale and she would be starting on January 23rd. Motion by Director Franke to acquire a debit card to be used for recurring, pre-approved charges. Second by Director Luttrell. The motion passed unanimously. Perkins noted that previously Dustin Forbis was not authorized to make purchase on the Amazon account and recommended he be allowed to do so. Motion by Director Reynolds that Forbis have that authorization. Second by Director Atwater. The motion passed unanimously.

7. Old Business

A. First Due – Changeover is going well. Director Atwater reported an additional cost of \$830 for dispatch communication in the second phase of the project, but that would be credited back at \$800 towards renewal.

B. Security Update – Director Reynolds reported that the doors were just now being ordered due to a misunderstanding about the deposit amount. They should be in 2-3 weeks time frame. He proposed a purchase of 2 additional 360 cameras and 1 bullet camera, at a cost of \$1537.50. Motion by

Director Reynolds to approve. Second by Director Franke. The motion passed unanimously. Director Lopez requested that a running list be kept of items that were missing under suspicious circumstances.

C. Policies/Handbook – Goal March 2026 for review. Chief reported he only had one volunteer for the Handbook review so he appointed members. Director Lopez wanted to note that the district has a grievance process in the handbook and that there is an established chain of command for the process that should be honored.

D. 5 Year Plan – Chief said he wanted to focus on this after the Handbook review. He has 2 volunteers for this but expects one to be excused and removed. Director Franke asked for a timeline for the initial draft and Chief said he has no timeline.

E. Chief Job Search – The prior job description should be reviewed for changes to be presented at the next board meeting on January 27th.

8. New Business

A. Resolution 2026-01 Designating Meeting Times & Posting Places – Meeting times will be the second and fourth Tuesday of each month, at 6 p.m., 103 Cedar Mountain Rd. Posting will be made on the district's website at dividefire.com, and on the district's Facebook page. Motion by Director Luttrell to adopt the resolution. Second by Director Reynolds. The motion passed unanimously.

B. Request for Training Room Waiver – Current training room policy does not allow use by political parties. Polling place usage is allowed because polling place are open to all political parties. There was a request made by Eric Stone to hold the Republican caucus at the Divide Fire training room, which would require a waiver of this policy. Motion by Director Luttrell to adhere to the current policy with no waiver. Second by Director Franke. The motion passed unanimously.

C. Remote Meeting Accessibility via Zoom – Director Franke recommended using Zoom to allow public to sign in remotely to the board meetings. Some concerns were expressed about public comment and hacking. Director Franke reported that the initial plan was to not allow live interaction via zoom and that this would be specified on the agenda. She was also asked to discuss with Upworx the best way to lock down the stream to avoid hacking.

D. Change Directors on the Personnel Committee – Director Lopez noted that the original plan was to have the directors on the personnel committee rotate and that it had been six months. The committee currently consists of Director Lopez and Director Franke. He recommended Director Luttrell and Director Reynolds. It had been discussed previously about one person rotating out and one staying for continuity purposes. Director Lopez offered to Director Franke to stay on. She commented that she did not feel actively engaged in the personnel committee and felt she was seldom invited to meetings or included in conversations. She recommended that it be more detailed what the expectations of the committee are, boundaries, and how that information is transmitted to the rest of the board. She also noted that since there was an ongoing personnel issue, perhaps the current committee should see that through and the new members Luttrell and Reynolds take over after that issue is wrapped up hopefully at the next board meeting. Motion by Director Lopez to appoint new personnel committee members Director Luttrell and Director Reynolds effective immediately but the current committee members will continue to work with Chief to resolve the current issue. Second by Director Luttrell. The motion passed unanimously.

Director Luttrell noted the Teller County Draft Emergency Plan was being discussed with a limited timeline for feedback and asked if Chief was participating in that. Chief indicated he was. Director Atwater noted this was mostly an organizational document, but Director Luttrell noted that if it required taking a position on it or if it involved policy then the board should be involved. Chief is the point of contact so any board member with feedback should pass that on to Chief.

E. Interagency Agreements – Director Franke noted that there was a document out in the county regarding an agreement with Southern Colorado Interagency Wildland Fire Team (SOCO) than include Divide Fire as part of the organization structure. Chief Hinkle reported that he had attended some meetings on this topic but based on current circumstances we will not be involved in participation at this time.

9. Public Comment

Mike Babiarz volunteer member submitted a document regarding the timeline of events concerning Rescue 21 to be included in the minutes. . He expressed his opinion that the actions taken to rework Rescue 21 disregarded district board policy and procedures. He asked where the transparency was and stated that there would not be so many issues if answers were given when questions were asked because the board represents the taxpayers and is expected to follow procedures.

Robin North – resident/taxpayer – Ms. North wanted to make sure her residence was still in our district. The board reported there have been no map changes, so yes. She also asked why the door was locked when a board meeting was coming up since it was inconvenient for attendees. The board mentioned security issues. Ms. North mentioned the new Chief search and expressed asked that the board try to find someone that lives up here and was familiar with mountain life.

Allison Mosser – resident/taxpayer – She mentioned that Director Atwater had noted that it was common practice to carry over reserves in a capital reserve line item. She said that yes it was but it was not common to have multiple expenditures for unbudgeted items out of that line item. She mentioned several items that have been approved over the last year that were not initially budgeted that total close to \$250,000. She cautioned the board to be careful on capital spending that was not budgeted and that taxpayers would consider whether or not the board is responsible and transparent with what they are entrusted with.

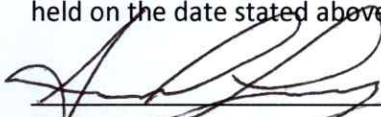
10. Executive Session – Motion by Director Lopez at 8:31 p.m. to adjourn to executive session to discuss personnel matters related Interim Chief Hinkle, pursuant to CRS 24-6-402(4)(f). Second by Director Luttrell. The executive session adjourned and regular session resumed at 9:39 p.m.

11. Adjournment


Motion by Director Luttrell to adjourn the meeting. Second by Director Reynolds. The motion passed unanimously. The meeting was adjourned at 9:39 p.m. The next regular meeting will take place on Tuesday, January 27th, 2026, at 6 p.m.

APPROVAL

We attest that the foregoing minutes, which have been approved by the affirmative majority vote of the Board of Directors of the Divide Fire Protection District, are a true and accurate record of the meeting held on the date stated above.



Name and Title *President*



Name and Title *Secretary*

1 / 27 / 2026

Date

01 / 27 / 2026

Date

Divide Fire Protection District
Chiefs Report January 13, 2026

- **Year end of calls -642, December 55 calls**
- **Trainings**
 - ICS 300 and 400 in El Paso OEM
 - Firefighter I Academy January through June @ Cripple Creek
 - Will be starting the Rescue 42, Airbags, and new extrication tools
 - Feb S-130/190 academy @ Divide Fire
 - Pile burns Highland Lake area this week.
 - January EMS Bags review.
- **New Equipment**
 - New Radios – 15, working with OEM 3 to program them
 - New Airbags
 - New Extrication
 - New medical bags
- **Job Postings for FT and PT firefighters have gone out.**
- **Committee for the handbook review meets this Friday**
- **Divide Fire Participated**
 - Fire Chief funeral with Lake George Fire
 - Shop with a Hero
- **Good job Letters**
 - Mountain Communities Fire
 - Netco Fire
- **Brush 21**
 - Repairs \$1600
 - Re-outfitting bring back to NWCG specs
- **Brush 20 Possible repair needed.**
- **Samsara Cameras are officially out of the building**
- **ID cards for personnel**
- **UTV from Mill Levy increase**
- **Update former Rescue 21**

THE PROBLEM

- In 2018, more than 58,000 fires burned nearly nine million acres across the U.S. More than 25,000 structures were destroyed, including 18,137 residences and 229 commercial structures.
- The Marshall Fire (December 30, 2021)
 - Burned acres: 6,026
 - Buildings Destroyed: 1,084
 - Buildings damaged: 149
 - Deaths: 2
 - Cost: \$5.13M to fight and over \$4B in claims
 - Over 66% of homeowners underinsured

• The High Park Fire demonstrated the fragility of our Wildland/Urban Interface.

- The DFPD strives to work with homeowners and HOAs to ensure that proper mitigation and planning are being done prior to an emergency
- Planning and mitigation take time and resources

THE GOAL

- Hire a full-time fire department chief (\$80,000-\$125,000 per year)
- Hire at least 2 full-time FF/EMTs (\$50,000-\$80,000 per year/per FF)
- Update our outdated VHF Radio system with an 800 MHz system that will be compatible statewide (\$90,000 with pending 2022 grant)
- Renovations and additions to stations and address stations
- New equipment and AT/UTY
- \$100,000

• Ensure that our volunteers and employees of both and maintain professional certifications and training for all (see CVI HazMat, Wildland, officer)

- Continue to maintain and update our equipment (ex. bunker gear, wildland gear and equipment, medical equipment, vehicles)

THE BENEFITS

- A paid chief will be able to focus on the general direction, supervision and evaluation of all paid and volunteer personnel, including employee safety, training and job performance.
- A paid chief will participate in the Teller County Fire Chiefs Association for coordinating mutual aid responses and training
- A paid chief will be able to more effectively work with community members to ensure collaboration in regards to public safety
- Paid firefighters will respond to all calls for service during their scheduled hours, leading to a reduction in response times and increase in number of responders
- Paid Firefighters will participate in pre-planning and business inspections, as well as wildfire mitigation and smoke alarm installations
- Volunteer firefighters will be able to focus on increased training and emergency response

Pikes Peak Polaris

est. 1993
 300 West Midland Avenue
 P.O. Box 4903
 Woodland Park CO 80863
 719-687-6694 call / text Sales@PikesPeakPolaris.com

DIVIDE FIRE PROTECTION DISTRICT

Date 01/07/2026

QUOTE

Order No.

PO BOX 941
 DIVIDE, CO 808140941
 C

Salesperson ANNE SCHWINDT

dividefire@dividefire.com

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	VIN	Stock No.	Price (Incl factory options)
New	2025	Polaris	R25RS399AS	4XARS399XS8268327	8327	\$27,000.00
2025 RANGER CREW XP 1000 NORTHSTAR PREMIUM SUNSET RED						

4 Door

Parts	Retail	Price	Qty	Ext Price	Manufacturer Retail Price
2889241 K-ACCY,MIRROR,SIDE,DOOR,R	\$188.99	\$170.09	1	\$170.09	\$31,999.00
20049 ORV CHAINSAW CLAMP - POLA	\$131.24	\$118.12	1	\$118.12	Less Dealer Discount \$4,999.00
2883230 K-ACCY,LGTBAR,1 LT,ZS	\$125.99	\$113.39	1	\$113.39	Dealer Unit Price \$27,000.00
2883123 K-LIGHTBAR,10 COMBO	\$356.99	\$321.29	1	\$321.29	Parts & Accessories \$4,838.05
RTMCK Ranger 1000 XP Performanc	\$1,050.00	\$1,050.00	1	\$1,050.00	Factory Freight \$1,595.00
SPS-S3223-F2 Polaris Ranger HD Springs	\$349.00	\$349.00	1	\$349.00	Accessory Installation \$1,200.00
SPS-S3223-R2 Polaris Ranger HD Springs	\$349.00	\$349.00	1	\$349.00	OHV Permit \$0.00
2890067 K-ACCY,LT,BAR,SWITCH,EXT,	\$31.49	\$28.34	1	\$28.34	Document Fee \$99.00
2889675 K-ACCY,HARNESS,ROOF,LIGHT	\$125.99	\$113.39	1	\$113.39	
2883854 K-ACCY,HARNESS,LTBR,EXT	\$31.49	\$28.34	1	\$28.34	
2882177 K-ACCY,BED WALLS,RGT	\$624.74	\$562.27	1	\$562.27	
89672 K-ACCY,WORKLIGHT	\$262.49	\$236.24	1	\$236.24	
82529 REAR BUMPER	\$288.74	\$259.87	1	\$259.87	
2883398 K-ACCY,ROCK SLIDER,CREW,Z	\$472.49	\$425.24	1	\$425.24	
2885105 K-ACCY,BUMPER,FRT,HD,ZS	\$792.74	\$713.47	1	\$713.47	
1028129-458					

Assembly \$150.00

Sub Total	\$34,882.05
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale	\$34,882.05
Sales Tax	\$0.00
FINAL SALE	\$34,882.05
Cash Down Payment	\$0.00
Amount to Pay / Finance	\$34,882.05

Notes:
 PRICE IS CASH/ CASHIERS CHECK / WIRE OR FINANCING
 CREDIT CARDS WILL BE CHARGED A PROCESSING FEE
 PRICE IS FOR THIS VIN ONLY

Trade Information

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

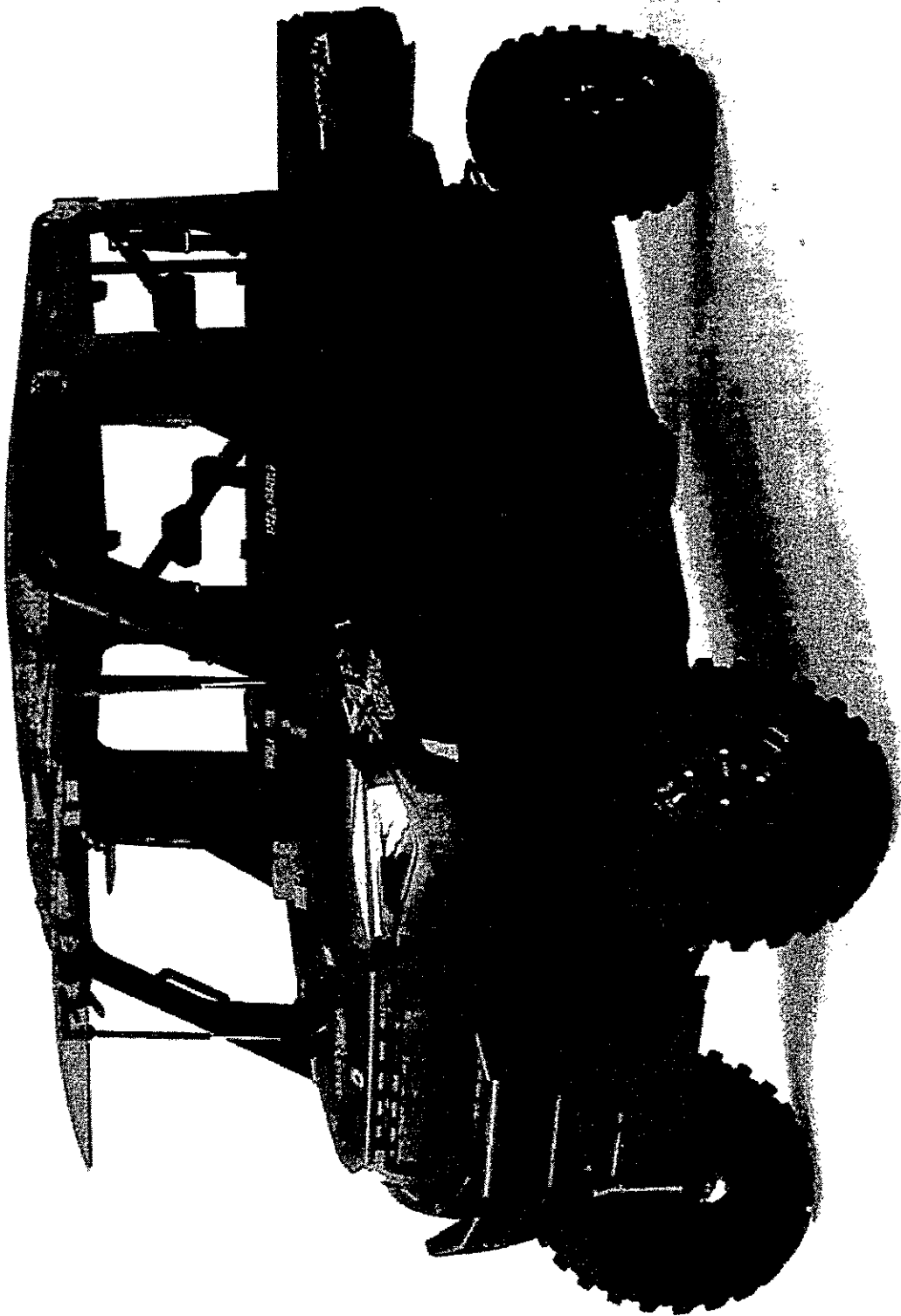
NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement. (4) Polaris reserves the right to change specifications, models, or pricing at any time without incurring obligations. (5) Prices are subject to change on vehicles, parts & accessories.

TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.
 *With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____ Dealer Signature 

Customer Signature _____

Thank You for Your Business!



Pikes Peak Polaris

est. 1993

300 West Midland Avenue

P.O. Box 4903

Woodland Park CO 80863

719-687-6694 call / text Sales@PikesPeakPolaris.com

DIVIDE FIRE PROTECTION DISTRICT

Date 01/07/2026

QUOTE

Order No.

Salesperson ANNE SCHWINDT

PO BOX 941

DIVIDE, CO 808140941

C

dividefire@dividefire.com

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	VIN	Stock No.	Price (Incl factory options)
New	2025	Polaris	R25XAW1RBD	3NSXAW1R6SM192499	2499	\$38,420.00
2025 RANGER XD 1500 NORTHSTAR ULTIMATE WHITE						

2 Door

Parts	Retail	Price	Qty	Ext Price	Manufacturer Retail Price	
2884872 K-ACCY BMPR,FRT,UPR	\$472.49	\$425.24	1	\$425.24	\$44,999.00	
2884876 K-ACCY,BMPR,RR	\$309.74	\$278.77	1	\$278.77	Less Dealer Discount	\$6,579.00
2889847 K-ACCY,BED RACK,MAIN	\$771.74	\$694.57	1	\$694.57	Dealer Unit Price	\$38,420.00
2889105 K-ACCY,CHAINSAW MNT	\$157.49	\$141.74	1	\$141.74	Parts & Accessories	\$2,287.80
2891317 K-ACCY,RHINO,TOOL,HOLDER,	\$116.55	\$104.90	1	\$104.90	Factory Freight	\$1,995.00
2884874 K-ACCY,SLIDER 2P	\$524.99	\$472.49	1	\$472.49	Accessory Installation	\$600.00
2889862 K-MIRROR,DOOR	\$188.99	\$170.09	1	\$170.09	OHV Permit	\$0.00
					Document Fee	\$99.00

Assembly \$150.00

Sub Total	\$43,551.80
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale	\$43,551.80
Sales Tax	\$0.00
FINAL SALE	\$43,551.80
Cash Down Payment	\$0.00
Amount to Pay / Finance	\$43,551.80

Notes:
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 CREDIT CARDS WILL BE CHARGED A PROCESSING FEE
 PRICE IS FOR THIS VIN ONLY

Trade Information

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement. (4) Polaris reserves the right to change specifications, models, or pricing at any time without incurring obligations. (5) Prices are subject to change on vehicles, parts & accessories.

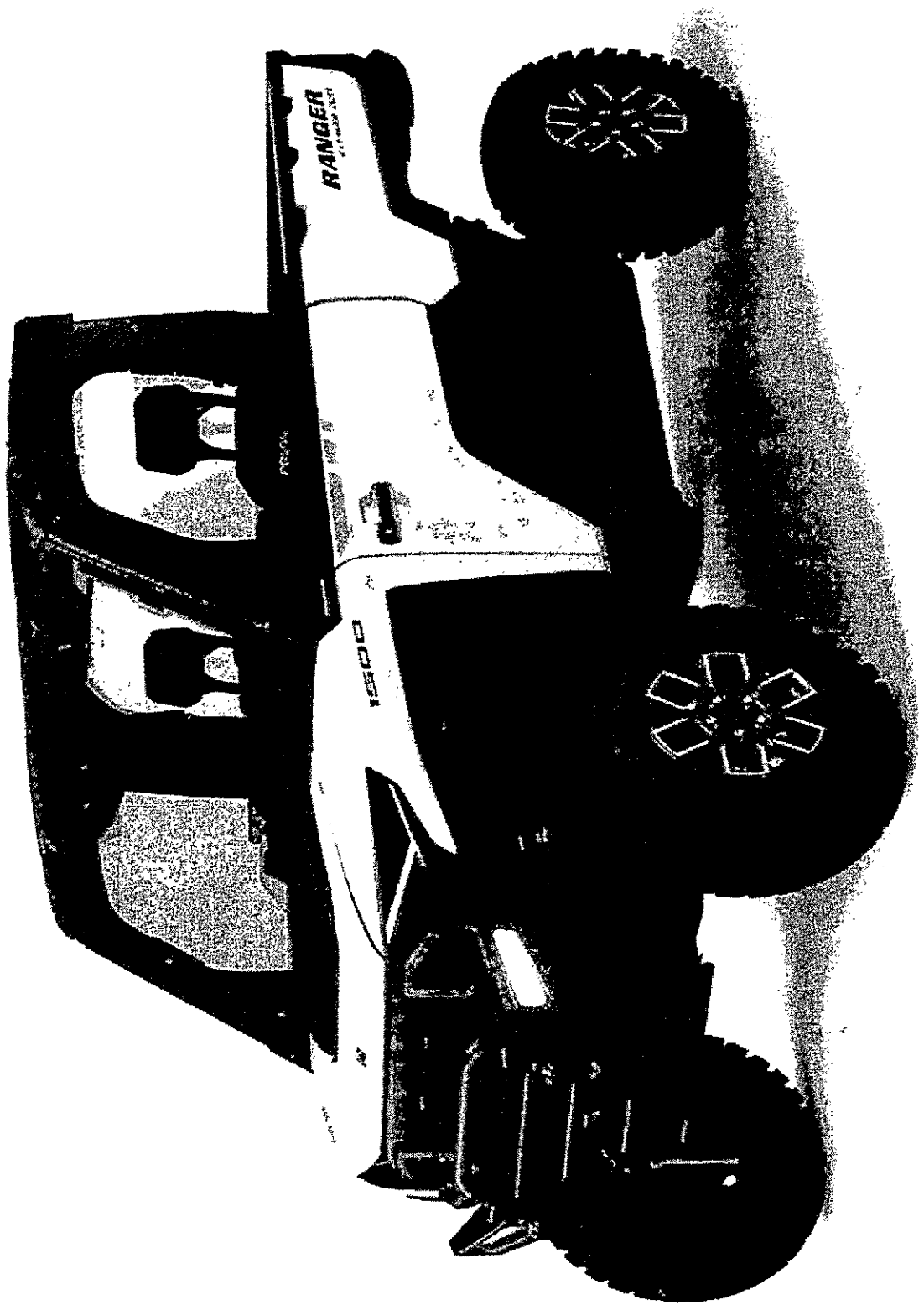
TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.
 *With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____

Dealer Signature *Anne Schwandt*

Customer Signature _____

Thank You for Your Business!



Pikes Peak Polaris

est. 1993

300 West Midland Avenue

P.O. Box 4903

Woodland Park CO 80863

719-687-6694 call / text Sales@PikesPeakPolaris.com

DIVIDE FIRE PROTECTION DISTRICT

Date 01/07/2026

QUOTE

Order No.

Salesperson ANNE SCHWINDT

PO BOX 941
DIVIDE, CO 808140941
C

dividefire@dividefire.com

I hereby agree to purchase the following unit(s) from you under the terms and conditions specified. Delivery is to be made as soon as possible. It is agreed, however, that neither you nor the manufacturer will be liable for failure to make delivery.

Unit Information

New/U	Year	Make	Model	VIN	Stock No.	Price (Incl factory options)
New	2025	Polaris	R25X6W1RBD	3NSX6W1R2SM135413	5413	\$42,920.00
2025 RANGER CREW XD 1500 NORTHSTAR ULTIMATE WHITE						

4 Door

Parts	Retail Price	Qty	Ext Price	Manufacturer Retail Price
2889862 K-MIRROR,DOOR	\$188.99	1	\$170.09	\$49,499.00
2891317 K-ACCY,RHINO,TOOL,HOLDER,	\$116.55	2	\$233.10	Less Dealer Discount \$6,579.00
2889105 K-ACCY,CHAINSAW MNT	\$157.49	1	\$141.74	Dealer Unit Price \$42,920.00
2889847 K-ACCY,BED RACK,MAIN	\$771.74	1	\$694.57	Parts & Accessories \$2,538.85
2884875 K-ACCY,SLIDER 4P	\$661.49	1	\$595.34	Factory Freight \$595.00
2884876 K-ACCY,BMPR,RR	\$309.74	1	\$278.77	Accessory Installation \$600.00
2884872 K-ACCY BMPR,FRT,UPR	\$472.49	1	\$425.24	OHV Permit \$0.00
				Document Fee \$99.00

Assembly \$150.00

Sub Total	\$46,902.85
Trade Allowance	\$0.00
Payoff	\$0.00
Net Trade	\$0.00
Net Sale	\$46,902.85
Sales Tax	\$0.00
FINAL SALE	\$46,902.85
Cash Down Payment	\$0.00
Amount to Pay / Finance	\$46,902.85

Notes:
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CREDIT CARDS WILL BE CHARGED A PROCESSING FEE
PRICE IS FOR THIS VIN ONLY

Trade Information

Monthly Payment of \$0.00 For 0 Months at 0.00% Interest

NOTICE TO BUYER: (1) Do not sign this agreement before you read it or if it contains any blank spaces to be filled in. (2) You are entitled to a completely filled in copy of this agreement. (3) If you default in the performance of your obligations under this agreement, the vehicle may be repossessed and you may be subject to suit and liability for the unpaid indebtedness evidenced by this agreement. (4) Polaris reserves the right to change specifications, models, or pricing at any time without incurring obligations. (5) Prices are subject to change on vehicles, parts & accessories.

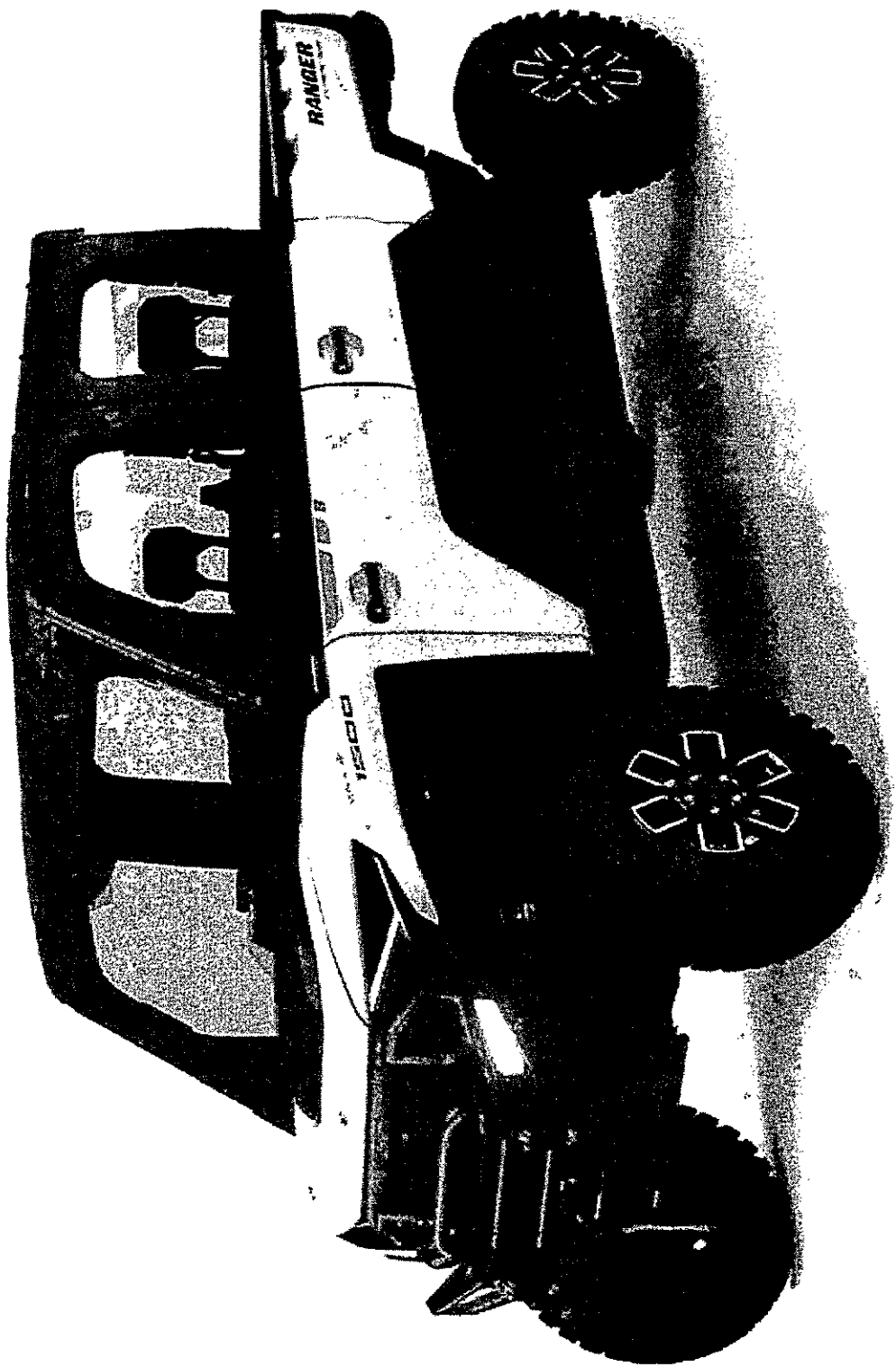
TRADE-IN NOTICE: Customer represents that all trade in units described above are free of all liens and encumbrances except as noted.
*With Approved Credit. Interest rates and monthly payment are approximate and may vary from those determined by the lender.

Customer Signature _____

Dealer Signature 

Customer Signature _____

Thank You for Your Business!





Wildland gear

Wildland Fire Packs

Line Tools

Portable pumps

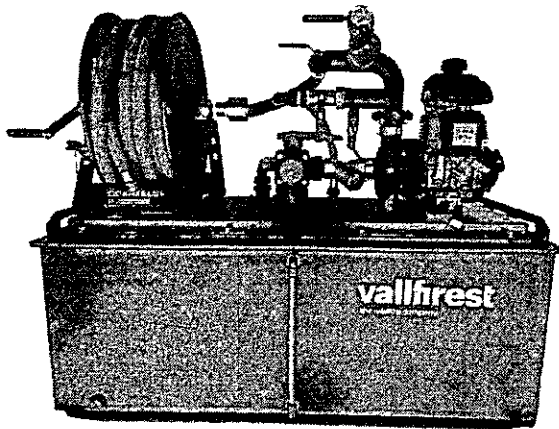
Fire skid units

Actual

85 GAL Skid Unit for UTVs

\$6,499

Home > Fire skid units > UTV Skid Units > 85 GAL



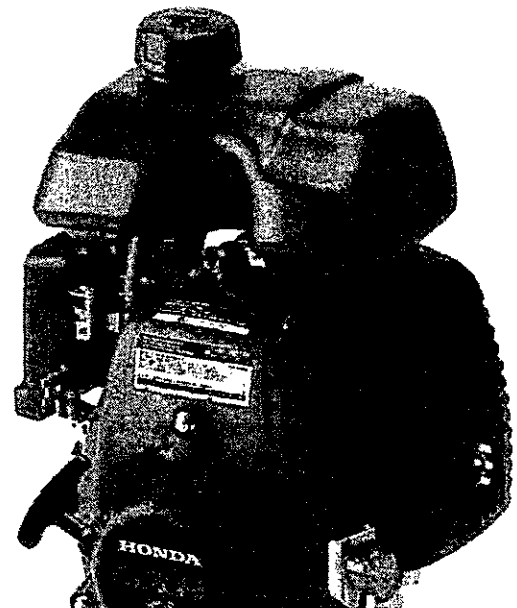
Elevate your firefighting capabilities with our **85-gallon UTV skid units**, designed for maximum efficiency and reliability. Featuring a robust **welded copolymer tank** with internal baffles, these units are built to withstand demanding conditions. Equipped with a powerful **1-stage centrifugal pump**, they deliver a **flow rate of 68.7 gallons per minute** and a **maximum pressure of 100 psi**.

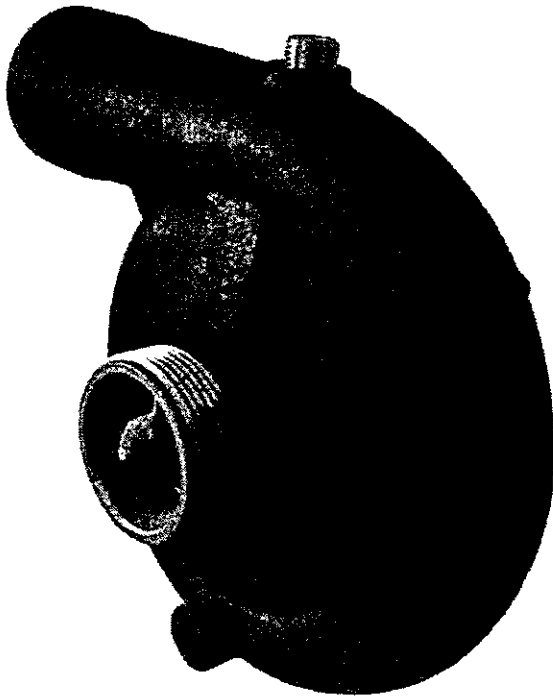
Find your dealer

Request more info

Engine

Model: Honda GXH50, 4 stroke horizontal shaft
Maximum Power: 2.1 HP (1.6 kW) / 7000 rpm
Net Torque: 2.7 Nm (0.28 kgfm) / 4500 rpm
Starting System: Manual



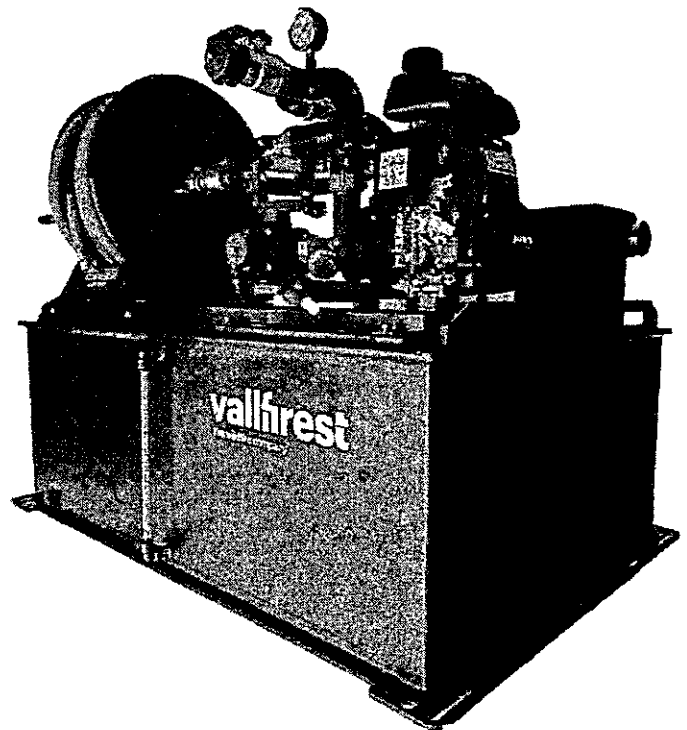


Pump

Type: vft 1 stage centrifugal pump
Intake: 1.5" NPSH
Discharge: 1.5" NPSH
Maximum output: 68.7 Gal/min
Maximum pressure: 100 PSI

Tank

Type: Welded Copolymer, internally baffled
Capacity: 85 Gal
Fill well: 5" vent tower
Drain: 3/4"
Features: Grab rails and water level sight rube



Technical specifications

Engine: Honda GXH50

Electric Start: No

Power: 2.1HP

FIRE
AND
RESCUE
TRUCKS

TRUCK
SKIDS

UTV SKIDS

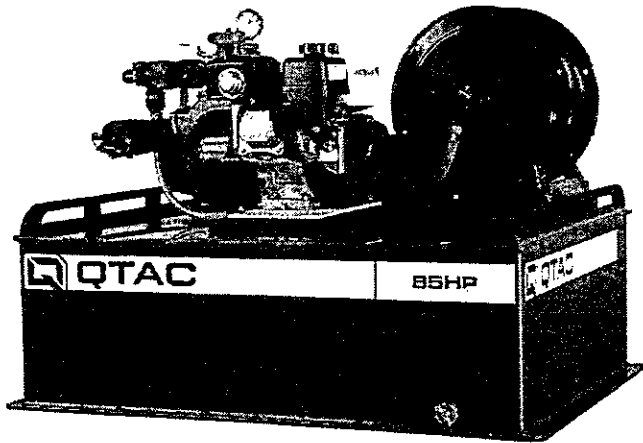
EXPLORE ▾

LEARN ▾

DEALERS

CONTACT

HOME / UTV/ATV SKIDS / FIREFIGHTING / QTAC 85HP



QTAC 85HP

BASE PRICE **\$7,295.00**

The QTAC 85HP is an affordable, professional-grade UTV or truck-mounted skid, capable of drafting, applying retardants and small-scale fire suppression.

85HP, Manual Hannay Reel, 75' Hose, Brass Bulls-eye Nozzle: \$7,295.00

85HP, WATERAX V9, Manual Hannay Reel, 75' Hose, Brass Bulls-eye Nozzle: \$9,995.00

Hannay Electric Hose Reel Upgrade: \$985



Small-to-large-scale prescribed burn control

Grass/prairie



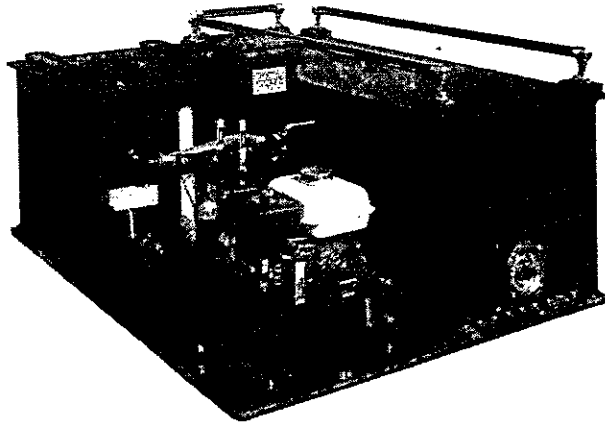
We're online and here to help! Do you have any questions?

Chainsaw work standby



205 West Rankin Street | P.O. Box 8397 | Jackson, Mississippi 39284-8397 | (601) 354-3565, FAX (601) 292-0185

Wildland Firefighter Gear / Fire Pumps & Hoses / Firefighting Skid Sprayers



CET

CET™ Skeeter Pack 75 Gallon UTV Drop-In Skid Unit Fire Pump

Pre-order Item #: 95127

\$10,116.00

Description

CET Skeeter Pack 75 Gallon UTV Drop-In Skid Unit Fire Pump

Designed for use on a small truck, UTV, trailer or boat, this unit can be used for flowing water and or foam on a structural fire, car fire, marine fire, wildfire, and confined spaces fires. Features include: a 75 gallon fully baffled polypropylene water tank, a 6.5hp twin impeller fire pump, a 1.5-gallon integrated fuel tank, a lighted control panel, a 1.5" tank to pump 1/4 turn ball valve, 1.5" and 1" service lines with cap and chain, multiple outlets manifold, stoke(s) basket area, open storage compartment, and an enclosed storage compartment.

PRODUCT NOTES

- Ships Motor Freight/Common Carrier.
- Item requires an additional handling charge.

Quick Specs

BRAND: CET

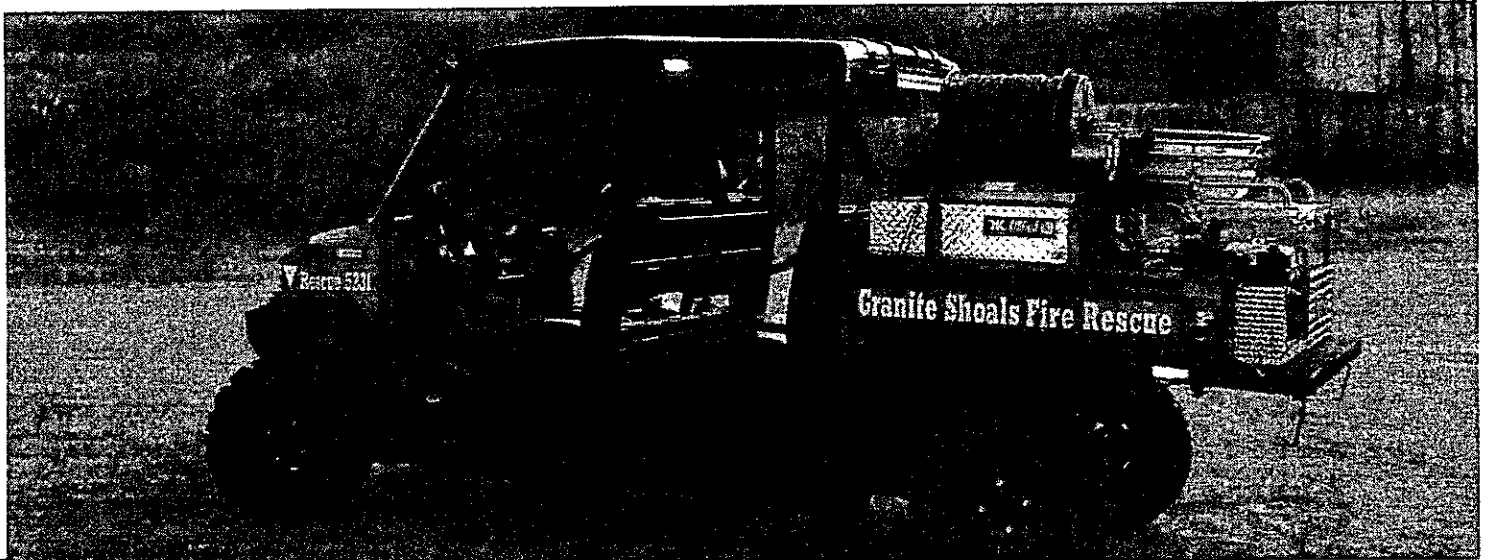
UPC:

MPN: DI-PGP-6HPHND-M-TW

UNSPSC: 46191600



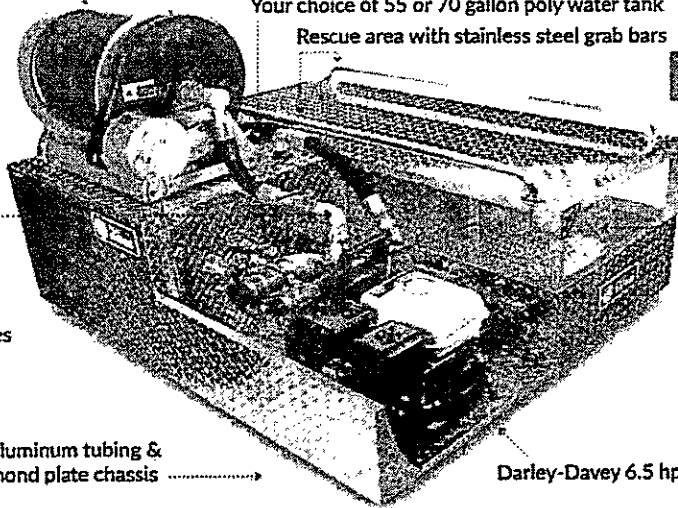
KIMTEK CORPORATION
Celebrating 42 Years! 1984-2026



Hannay 4000 series manual reel with your choice of 50' of 1" or 100' of 3/4" booster hose
(unit shown with optional electric rewind)

Top water tank fill point
Your choice of 55 or 70 gallon poly water tank
Rescue area with stainless steel grab bars

FDH-203



Large hose storage area

Best Seller

Pump features stainless steel piping & brass valves

All aluminum tubing & diamond plate chassis

Darley-Davey 6.5 hp stationary pump



CALL



CATALOG



FIT GUIDE



CONTACT

UNIT SHIPS FULLY ASSEMBLED

FIRELITE® TRANSPORT DELUXE

Base Price

\$7,500.00

Model: **FDH-203**

Dimensions: **48" W x 55" L x 38" H**

Integrated 55 or 70 Gallon Poly Water Tank

All Aluminum Construction With Bright Aluminum Diamond Plate

Darley-Davey® Two Stage High Pressure Pump

Flows 65 GPM @ 48 PSI; 50 GPM @ 81 PSI; 20 GPM @ 120 PSI

F4000 Series Hannay Reel® Manual Crank - Tank Mounted Pre-Connected

Stainless Steel Grab Rails At Rescue Area - (2) 48" x 1"

Velcro D Loop Straps Included - (10) 24" Long

Shipping Is Not Included In The Base Price

Category: FIRELITE Fire Fighting Skids

START YOUR ORDER

PRODUCT DETAILS



CALL



CATALOG



FIT GUIDE



CONTACT

Divide Fire Protection District
Budget Performance
December 2025

		Dec 25	YTD	Annual Budget	Difference
Income					
2 - Fund Accounts					
	100 · Unreserved General Fund	0.00	0.00	644,000.00	644,000.00
	115 · TABOR Reserves	0.00	0.00	16,000.00	16,000.00
Total 2 - Fund Accounts		0.00	660,000.00	660,000.00	0.00
4000 · Revenues					
	4310 · Net General Property Tax	9,557.93	910,092.25	911,312.00	1,219.75
	4312 · Interest County Treasurer	659.00	1,959.36	350.00	(1,609.36)
	4315 · Specific Ownership Tax	5,103.34	83,614.53	55,000.00	(28,614.53)
	4325 · Teller County EMS/VFA Grants	0.00	0.00	2,500.00	2,500.00
	4330 · State Gaming Grant	0.00	0.00	15,000.00	15,000.00
	4340 · Special Incident Revenue				
	4341 · Special Incident DFPD Vehicles	0.00	0.00	10,000.00	10,000.00
	4342 · Special Incident - Personnel	0.00	13,177.99	30,000.00	16,822.01
	Total 4340 · Special Incident Revenue	0.00	13,177.99	40,000.00	26,822.01
	4344 · Cost Recovery	0.00	0.00	2,000.00	2,000.00
	4345 · Interest Income	2,869.28	37,908.87	20,000.00	(17,908.87)
	4360 · Donations	5,030.00	32,432.79	20,000.00	(12,432.79)
	4362 · Donations - Specific	0.00	5,000.00		(5,000.00)
	4370 · Plan Review Revenue	0.00	0.00	100.00	100.00
	4397 · Other Grant Revenue	1,960.42	1,960.42		(1,960.42)
	4399 · Miscellaneous Revenue	0.00	4,024.44	2,500.00	(1,524.44)
	Total 4000 · Revenues	25,179.97	1,090,170.65	1,068,762.00	(21,408.65)
Total Income		25,179.97	1,750,170.65	1,728,762.00	(21,408.65)
		25,179.97	1,750,170.65	1,728,762.00	(21,408.65)
Expense					
5400 · Admin Exp					
	5401 · Payroll Tax Expenses	2,066.39	11,356.94	15,002.42	3,645.48
	5402 · Payroll Expenses	0.00	457.00		(457.00)
	5405 · Payroll - District Employees	41,260.97	311,900.85	319,190.00	7,289.15
	5407 · Payroll - Incident Response	0.00	1,057.54	30,000.00	28,942.46
	5408 · Payroll - Volunteer Stipends	0.00	4,750.00	10,000.00	5,250.00
	5409 · Employee Benefits	4,356.63	86,996.80	106,974.00	19,977.20
	5415 · County Treasurer Fee	306.50	26,460.67	27,500.00	1,039.33
	5420 · Director's Fees	500.00	9,200.00	12,000.00	2,800.00
	5427 · Volunteer Recruitment Retention	0.00	2,958.62	4,000.00	1,041.38
	5430 · Employee/Volunteer Screening	304.50	1,694.70	1,000.00	(694.70)
	5435 · Employee Recruitment Retention	491.30	5,339.96	6,700.00	1,360.04
	5440 · Subscriptions, Data, Membership	620.79	30,198.32	28,132.00	(2,066.32)
	5445 · Office Supplies/Expenses	441.70	5,908.58	5,000.00	(908.58)
	5450 · Annual Audit	0.00	9,500.00	12,000.00	2,500.00
	5460 · Legal Fees	0.00	6,964.50	7,000.00	35.50
	5462 · Election Costs	0.00	4,549.44	5,000.00	450.56

**Divide Fire Protection District
Budget Performance
December 2025**

	Dec 25	YTD	Annual Budget	Difference
5465 · Public Relations	125.04	2,649.32	10,000.00	7,350.68
5475 · Notice Publication , etc.	0.00	31.12	400.00	368.88
5480 · Insurance	0.00	41,696.00	44,097.25	2,401.25
5490 · Pension Plan	0.00	12,000.00	12,000.00	0.00
5495 · Volunteer Expenses	66.14	18,248.40	20,000.00	1,751.60
5499 · Administrative Contingency	0.00	0.00	20,000.00	20,000.00
Total 5400 · Admin Exp	50,539.96	593,918.76	695,995.67	102,076.91
5500 · Operating				
5505 · Training	0.00	16,845.94	35,000.00	18,154.06
5510 · Building/Ground Supplies	651.06	20,565.83	14,100.00	(6,465.83)
5520 · Propane-Natural Gas	760.19	4,303.70	5,000.00	696.30
5525 · Electric	344.92	3,838.99	3,600.00	(238.99)
5535 · Medical Supplies & Fees	540.22	9,792.98	9,000.00	(792.98)
5540 · Fire Fighting Supplies	4,699.64	19,884.61	22,330.00	2,445.39
5541 · Fire Fighting R/M	0.00	2,777.07	9,100.00	6,322.93
5543 · Rescue Supplies & Expense	0.00	849.57	2,000.00	1,150.43
5545 · Vehicle Supplies & Fuel	1,980.28	12,778.96	16,500.00	3,721.04
5546 · Vehicle R/M	3,067.03	46,789.44	25,500.00	(21,289.44)
5560 · Comm. Supplies & Repairs	26,525.78	27,543.28	13,000.00	(14,543.28)
5570 · Safety-Uniforms & Equipment	506.66	6,389.35	8,000.00	1,610.65
5581 · Incident Expenses - Non-Relmb	0.00	0.00	4,000.00	4,000.00
5582 · Incident Expenses - Reimb	0.00	0.00	3,000.00	3,000.00
5599 · Operational Contingency	0.00	0.00	30,000.00	30,000.00
Total 5500 · Operating	39,075.78	172,359.72	200,130.00	27,770.28
5600 · Capital Ex				
5606 · Capital Reserve-Bldg & Veh	4,536.67	4,536.67	660,000.00	655,463.33
5610 · Building & Grounds	7,000.00	39,088.03	12,200.00	(26,888.03)
5620 · Incident Vehicle Reserve	0.00	0.00	25,000.00	25,000.00
5625 · Capital Equipment	0.00	27,745.82	32,000.00	4,254.18
5655 · Vehicle Lease Payments	0.00	52,845.38	55,535.65	2,690.27
5657 · Vehicle/Apparatus Purchase	0.00	72,520.39		(72,520.39)
5699 · Capital Contingency	0.00	0.00	30,000.00	30,000.00
Total 5600 · Capital Ex	11,536.67	196,736.29	814,735.65	617,999.36
Total Expense	101,152.41	963,014.77	1,710,861.32	747,846.55
	-75,972.44	787,155.88	17,900.68	

NOT FINAL YEAR END NUMBERS

Banking Accounts	12/1/2025	Deposits	Withdrawals	12/31/2025
Vectra Main	16,551.60	129,980.42	75,349.23	71,182.79
ColoTrust	932,617.97	17,883.05	123,000.00	827,501.02
Balances after current bill payments				
Vectra Main	46,943.68			
ColoTrust	759,501.02			

Divide Fire Protection District

Bank Activity

12/10/25-01/14/26

01/13/26

Date	Num	Name	Memo	Amount	Balance
1010 - Vectra Bank Main Account (Primary Checking)					125,174.53
12/10/2025	eft	Core Electric Cooperat...	electric	-333.70	124,840.83
12/10/2025	13065	Atwater, Pete	EMSAC	-344.00	124,496.83
12/10/2025	13066	Enna, Joe	parade	-36.10	124,460.73
12/10/2025	13067	Forbis, Dustin	Instructor Book	-30.99	124,429.74
12/10/2025	13068	Hinkle, Chris	light	-59.95	124,369.79
12/10/2025	13069	North, Robin	trng food	-91.61	124,278.18
12/10/2025	13070	Perkins, Diana {vendor}	reimburse laptop	-498.99	123,779.19
12/10/2025	13071	Wells, James	candy	-86.94	123,692.25
12/10/2025	13072	AT&T Mobility (First Net)	287352514682	-124.19	123,568.06
12/10/2025	13073	Bound Tree Medical		-1,988.26	121,577.80
12/10/2025	13074	Colorado Division of Fi...	11915	-90.00	121,487.80
12/10/2025	13075	First Due	reporting softw...	-7,550.00	113,937.80
12/10/2025	13076	Galls	3618505	-126.50	113,811.30
12/10/2025	13077	Ireland Stapleton	Legal Services	-2,275.50	111,535.80
12/10/2025	13078	Life Scan Wellness C...	health screenings	-4,825.00	106,710.80
12/10/2025	13079	NAPA Auto Parts	ice melt	-47.92	106,662.88
12/10/2025	13080	Northeast Teller Count...	T21	-365.84	106,297.04
12/10/2025	13081	Rainbow Valley Water...	station 2 elec &...	-140.42	106,156.62
12/10/2025	13082	Rathburn Welding	E22 Welding	-902.25	105,254.37
12/10/2025	13083	Supply Cache	Cust# 13972	-105.52	105,148.85
12/10/2025	13084	UC Health Medical Gr...	drug test	-200.00	104,948.85
12/10/2025	13085	Upworx LLC	computer support	-130.00	104,818.85
12/10/2025	13086	USPS	PO Box 941	-78.00	104,740.85
12/10/2025	13087	Western Skies Design		-1,640.00	103,100.85
12/10/2025	13088	Witmer		-2,990.99	100,109.86
12/10/2025			Deposit	1,960.42	102,070.28
12/15/2025	eft	Wex	fuel	-618.64	101,451.64
12/17/2025			Deposit	5,020.00	106,471.64
12/19/2025	eft	Public Sector Health ...	insurance	-2,237.01	104,234.63
12/19/2025	921	Paychex	Payroll Funds - ...	-11,726.52	92,508.11
12/19/2025	921	Paychex	Payroll Taxes P...	-3,907.17	88,600.94
12/19/2025	921	Paychex	Payroll Fees	-40.21	88,560.73
12/19/2025	eft	FPPA Contributions	FPPA Contribut...	-1,299.45	87,261.28
12/22/2025	eft	Cintas	23398034	-85.42	87,175.86
12/22/2025	eft	Black Hills Energy	Acct# 0423 105...	-245.78	86,930.08
12/24/2025	eft	Vectra Bank	Chris CC	-1,719.15	85,210.93
12/24/2025	eft	Vectra Bank	Diana CC pay...	-502.29	84,708.64
12/24/2025	eft	Vectra Bank	Dustin CC Pay...	-410.49	84,298.15
12/31/2025	923	Paychex	Payroll Funds - ...	-10,002.73	74,295.42
12/31/2025	923	Paychex	Payroll Taxes P...	-3,069.26	71,226.16
12/31/2025	923	Paychex	Payroll Fees	-43.37	71,182.79
01/05/2026	eft	FPPA Contributions	FPPA Contribut...	-1,299.45	69,883.34
01/06/2026	13089	Total Property Mainten...	double doors	-3,500.00	66,383.34
01/07/2026	eft	Core Electric Cooperat...	electric	-325.97	66,057.37
01/08/2026	eft	Colorado Special Distr...		-29,827.00	36,230.37
01/08/2026	eft	Pinnacle Assurance	2026 workers c...	-13,967.00	22,263.37
01/13/2026	924		Transfer ColoT...	66,000.00	90,263.37
01/14/2026	eft	Wex	fuel	-680.68	89,582.69
01/14/2026	13090	AT&T Mobility (First Net)	287352514682	-125.77	89,456.92
01/14/2026	13091	Auto Film Solutions	R21	-4,536.67	84,920.25
01/14/2026	13092	Bound Tree Medical		-477.93	84,442.32
01/14/2026	13093	Digitcom Electronics	1040000770	-1,141.38	83,300.94
01/14/2026	13094	Forbis, Dustin	station food	-53.02	83,247.92
01/14/2026	13095	Galls	3618505	-506.66	82,741.26
01/14/2026	13096	Healthcare Medical W...	waste removal	-140.27	82,600.99
01/14/2026	13097	Ireland Stapleton	Legal Services	-337.50	82,263.49
01/14/2026	13098	L.N. Curtis & Sons	12579	-1,165.65	81,097.84
01/14/2026	13099	MES	Acct# C43137	-826.93	80,270.91
01/14/2026	13100	Rainbow Valley Water...	station 2 elec &...	-98.55	80,172.36
01/14/2026	13101	Streamline	website annual	-2,591.00	77,581.36
01/14/2026	13102	Sunny Communications	radios	-25,104.00	52,477.36
01/14/2026	13103	Total Property Mainten...	double doors	-3,500.00	48,977.36
01/14/2026	13104	UC Health Medical Gr...	drug test	-150.00	48,827.36
01/14/2026	13105	VFIS	VFP 4206-0496...	-1,613.00	47,214.36
01/14/2026	13106	Woodland Hardware &...	supplies	-85.98	47,128.38
01/14/2026	13107	Lopez, Aristed	director fees	-184.70	46,943.68
Total 1010 - Vectra Bank Main Account (Primary Checking)				-78,230.85	46,943.68
TOTAL				-78,230.85	46,943.68

Administrative Report
Presented by Diana Perkins
December 9th, 2025

Grants

- FFSDP Grant received
- Gaming Grant –Amount \$21,560.06 Awarded \$18,849.00
Recording as receivable, should receive in the next few weeks

Admin Activities

- Interviewed Personnel Coordinator
- Debit Card?
- Dustin authorized to use Amazon?
- January Activities – payroll confirmations, change FPPA and health deductions

Weekly – process mail, bills, receipts, check and respond to emails

Monthly – balance bank statements, checked all receipts

Monthly - Paid CC bills and compiled, checked receipts

(1) Board Meetings – prepare agenda, post on website and Facebook, prepare financial and admin reports, prepare copies of necessary materials, scan and upload approved minutes from previous meeting, prepare minutes

(2) Bi-weekly Payrolls – check time sheets, enter in Paychex, print reports, enter journal in QB, scan and file, make FPPA deposits online

Divide Fire Protection District Training Room Policy

The Divide Fire Protection District (DFPD) constructed the existing Station 1 Training Room with mil levy and Colorado state grant dollars. DFPD has since funded its operation and management, including utilities, video/recording equipment, furniture, cleaning and schedule management. The following policy applies to the overall use of the room, and includes the Board's ability to apply waivers or additional restrictions on a case by case basis.

Training room requests will be made via the Application for the Use of DFPD's Shoemaker Station 1 Training Room form (attached). DFPD personnel can make requests via email or text to the DFPD Administrator.

Room management and scheduling will be the day to day duty of the DFPD Administrator (Administrator).

Duties include:

- liaising with external agencies/entities regarding training room requests and inquiries,
- managing schedule requests from DFPD personnel, outside agencies and any other interested entities.
- executing notifications to DFPD personnel and external agencies when requests are declined or use rescinded,
- bringing any issues/special requests to the Board as appropriate,
- assigning a person to fulfill these duties in the event of a prolonged absence, e.g., vacation, illness.

Prioritization of room use will be as follows:

- First responders (law enforcement, fire departments, EMS, LEPC, etc.),
- Local, state and federal government entities,
- Non-profits/community groups (non-governmental, service agencies, local clubs, etc.).

The Administrator will coordinate with the DFPD Chief and officers to resolve potential scheduling conflicts between external entities and DFPD as needed.

Use of the training room will not be allowed by any political parties, candidates for public office outside of DFPD, or religious groups.

DFPD will charge \$30.00 for room use on a per day basis. First Responders will be exempt from these charges. A reduction or waiver may be granted for hardship or other mitigating circumstances to be determined by the Administrator or the Board.

It is the expectation that the room will be cleaned and returned to its existing condition prior to use. If an entity does not comply, they may be charged up to the full day fee, and may also be denied future use of the room. If any damage has been incurred due to the use of the room, the entity will be liable for the damage.

Reservations will be limited to one month in advance of room use. Waivers may be granted at the discretion of the Administrator or the Board.

Local and community emergencies may override any of the pre-approved uses granted at any time.

Chronology of Events Concerning Rescue 21 – Divide Fire Protection District

The following is a sequence of events regarding Rescue 21 from my personal observance, board and business meeting attendance and review of the minutes. I have reviewed the handbook and board policies that have raised my concern to how this whole situation has been handled. Also included are copies of the emails referenced below.

- Background and Initial Disposal Attempt – In September 2025 Rescue 21 (R21) was stripped of internal rescue gear and placed for sale under the Interim Fire Chief's directive. There was a public inquiry on October 2nd and third-party discussion from other fire departments regarding the sale of 3 vehicles. I saw the For Sale Sign on R21. There was not any open Board discussion in an open meeting of the sale of these assets.
- October 7, 2025 Board Meeting -No Board discussion on the unauthorized disposition of the 3 vehicle assets. As equipment was removed from R21 and going to be reoutfitted to R22, the board voted to sell R21 after the fact. No discussion regarding the other 2 vehicles supposedly put up for sale was made during the regular meeting. In the addendum to the October 15th meeting minutes, there is a comment from Director Lopez that any such walk throughs and discussions he was involved in were not as a representative of the board. Director Franke asked once again for a vehicle replacement schedule but it was tabled.
- November 4, 2025 Board Meeting - Interim Chief Hinkle announced that the plan is not to move forward with the sale of R21, but rather to repurpose it as a Chief commute and command buggy. He did not offer any estimate or details for the retrofitting of the vehicle for a new purpose. This activity would result in current Chief 20 vehicle (purchased in 2025 at approximately \$80,000 with outfitting) being repurposed to a staff/training vehicle. No action from the Board to change previous vote on sale of R21 or discussion of this repurposing made.
- December 4, 2025 Board Meeting - PO 1205-08 - Repurpose R21 to Chief Vehicle – Nte \$21000 – new toppers, wrap, light package, Intention is to use current C20 as pool car. Director Lopez expressed reservation about using R21 as a commuter vehicle since Chief was driving to and from the Springs. Director Atwater expressed a desire to wait until we have a permanent Chief, since the previous Chief vehicle was purchased in haste and is now no longer satisfactory. Motion by Director Franke to hold on the upfitting/repurpose of this vehicle, adding this topic to the 5-year plan and waiting until a permanent chief comes on. Second by Director Atwater. Motion passed 4 to 1 with Director Luttrell opposed. Purchase Order was denied.
- December 8, 2025 - Equipment Removal - Equipment was removed from R21 without Board authorization: light bar, emergency lights, truck topper, equipment carry rack, pull-out rack, and related items. - A witness stated that on 12 /8 they saw Chief removing equipment from R21 with two juveniles and then left them unattended when he went on a call. Security cameras can verify this. Note, these are the same items Interim Chief Hinkle included on the denied purchase order at the December 4, 2025 board meeting.
- December 9, 2025 - Subsequent Sighting of Removed Assets -- Removed equipment was observed on the personal truck of a Divide Fire Protection District member who was relocating out of state that week by several members of the district and other fire departments. Board was made aware of this before the meeting and during public comment. No action taken.

- December 11, 2025 – Cora Request sent to Board to investigate the missing equipment. Later that day, R21 vehicle was noted as missing from both stations without notice from the Board or Chief.
 - December 14, 2025 – Additional email sent to Board detailing exactly where missing equipment on the truck was seen and located including that time is of the essence as the member was moving out of state. Included was an estimate of the value of the missing equipment. No response.
 - December 17, 2025 – Chief responds to membership with the following email. It has been brought to my attention that there are some folks that have concerns, questions, and interest in the Rescue 21 project. I will start with this, when the decision was made to combine Rescue 21 and Rescue 22 into one operational vehicle this left the department the opportunity to better utilize Rescue 21 in a different capacity. By doing this project, the department will be saving anywhere of \$100,000.00 to \$130,000.00 for the same vehicle but new. So currently Rescue 21 is in Colorado Springs having work done for a new topper, striping, and light package to be installed. If you have any questions about this project, please forward them to me.. Exactly what was not approved at the December 9th Board meeting was completed anyway. Additionally, during discussion on the Final Budget at the December 9th Board meeting it was noted by the District Administrator that any money spent out of the Capital Equipment and Building Reserve would still have to be discussed and approved in an open board session according to current financial policy.
 - January 7, 2025 Business meeting note from Board President -Believes that we need to re-write our rules to mirror what we are actually doing and how we do it.
 - January 13, 2025 Board decided the equipment on R21 had no value so it was at Chief's discretion to dispose of it. Chief provided a letter dated 2/17/25 that it was traded for a tailgate that had a value of \$2,300. That is contradictory.
- I can provide cross references from the Handbook, Board policies and State Statues that support my concern regarding the course of events.

Sincerely,

Mike Babiarz

Outlook

Re: Rescue 21 Concerns

From Mike Babiarz [REDACTED]
Date Thu 12/11/2025 1:36 PM
To DFPD Secretary [REDACTED]

2 attachments (289 KB)
12 9 25 Cover Letter.docx; 12 9 25 Investigation Request.pdf;

Hello Patty,

Thank you very much for responding to my request, especially since no one on the Board would acknowledge my request (copy attached) that was personally handed to each of the Board Members prior to the Board meeting nor was acknowledged after I read it to them in Public Comment at the meeting.

I am also going to submit a CORA request today and will send to the District Administrator and all Board Members. Please keep me updated on any revelations prior to the 30 days that is Statute driven for compliance. My concern with the timeline recovery of those missing District Assets.

The time you took to respond and acknowledge my request is most appreciated. I will not be sending a Certified Letter now as I hand delivered the letter directly to each board member, read it at the Board Meeting during Public Comment and will be attaching it to my CORA request.

Best Regards,

Mike Babiarz

From: DFPD Secretary [REDACTED]
Sent: Wednesday, December 10, 2025 5:10 PM
To: Mike Babiarz [REDACTED]
Subject: Rescue 21 Concerns

Hello Mike,

Thank you for taking your time to attend our meeting. I appreciate your comments and insights related to our operations and policies and recognize the value of your perspective not only as a member of our community, but also a long time volunteer and supporter of this district.

I am disappointed and was surprised that as a board, there was not engagement in discussion of the concerns raised after I brought them to the table for discussion, and I regret that I failed to specifically put emphasis on the issues you raised regarding R21 at that time. I would like offer my apologies for not being more assertive with my vocalization on your behalf in this matter.

I want to express that I do not take these matters in jest. As an official, elected by our community, to sit on this board I take my fiduciary duty seriously and recognize my prudence, care and good faith as critical aspects of this duty.

I also noticed the changes to rescue 21 vehicle on Monday 12/8, and expressed concerns to BOD President Lopez at this time, who confirmed he was unaware of the changes.

On Tuesday 12/9, at approximately 1pm, I followed up via an email to Chief Hinkle (cc BOD) with a request for details related to the rationale for the change, expressing my understanding of misalignment with the direction of the board. In this query I also requested details of the location of the assets and explicitly indicated my intent to ensure secure storage of the assets to allow them to be returned to the vehicle, if necessary. - I do not yet have answers to the questions posed, but will continue to follow up and make that information available to you when I have it.

After receiving your request for immediate and thorough investigation as delivered to each board member on 12/9, I got confirmation from our Board President that we would not reconvene as a board until our scheduled January session. He confirmed that each member of this board received a copy of your notice and can individually respond. While I cannot act unilaterally to perform an investigation without a vote or resolution of the board, I recognize this will delay and may limit our ability as a board, to access information or swiftly act or impede our ability to recover assets. As such, on Wednesday 12/10 I submitted a formal request to our IT service provider to obtain the CCTV footage from station 21 to cover the time frame in which the removal of R21 components would have occurred (based on when I last saw the vehicle intact and first saw it disassembled). It is my intention to review this available data source as an input to understanding the events that transpired for which I sought clarification from the chief prior to a request for a formal investigation.

I recognize my failure to adequately represent your voice in real time and am committed to do better in the future. I appreciate your patience and understanding, as I work diligently to ensure transparency integrity and accountability as I serve the district with the best interest of our community in mind. I encourage you to continue to bring your concerns forward for the consideration of the board.

I do have the hand delivered copy of your concerns delivered at last nights meeting and see that it will also be sent certified mail, if you happen to have an electronic copy handy that you could share via email- I would much appreciate it for quick reference before we are able to scan our copy

Kind regards
Patty Franke
DFPD Secretary

[REDACTED]

[REDACTED]
[REDACTED]

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[REDACTED]
[REDACTED]

Dear Members of the Board of Directors

I saw at the station that rescue 21 was stripped of the topper, rack, slide and lights. I was at the last board meeting Thursday when this was tabled whether to approve the repurposing of rescue 21. So who authorized this and where is the equipment that is district property? I would like this to be added to agenda. The lack of transparency regarding district property and the disposition of such has been evident recently. someone needs to be held accountable.

Sincerely

Michael Babiarz

12/9/2925

Michael Babiarz

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

12/09/2025

Board of Directors

Divide Fire Protection District

103 Cedar Mountain Rd

Divide, CO 80814 Via Certified Mail & Email (info@dividefire.com)

Subject: Formal Demand for Immediate Investigation and Corrective Action –
Unauthorized Removal and Disposition of District Property by Personnel or other
involved persons.

Dear Members of the Board of Directors, I am Member, resident and taxpayer of the Divide Fire Protection District. I am writing to formally demand that the Board immediately investigate and take appropriate corrective action regarding the unauthorized removal, transfer, and/or disposition of District-owned fire equipment by personnel or other involved persons. Specifically, it has come to my attention that the following District property has been removed from District control without proper Board approval or public vote as required by Colorado Revised Statutes § 32-1-1002(1)(a):

- specific items, Rescue 21 Light bar, emergency light, truck topper, equipment carry rack, pull out rack and related equipment
- Approximate date(s) of removal 12/8/2025

Under Colorado law, the Board of Directors { not personnel } has the exclusive statutory authority to “acquire, dispose of, or encumber” fire apparatus and equipment (CRS § 32-1-1002(1)(a)). Any removal, sale, loan, or transfer of District property without prior Board resolution or vote constitutes an ultra vires act, a breach of fiduciary duty, and potential criminal misconduct. I therefore respectfully demand that the Board, at its next regular or special meeting, take the following actions:

1. Immediately commence a full, independent investigation into the removal and current location of the above-described property.
2. Suspend the personnel (with or without pay) and any other involved individuals from any authority over District assets pending the outcome of the investigation.
3. Direct legal counsel to take all necessary steps to recover the missing property and hold responsible parties personally liable.
4. Provide a written report to the public within 30 days detailing findings and corrective actions taken.

5. Refer any evidence of criminal conduct to the Teller County Sheriff's Office and the 4th Judicial District Attorney for prosecution.

I would appreciate the opportunity to address the Board in person during public comment at the next meeting. Thank you for your immediate attention to this serious matter.

Sincerely

Michael Babiarz

Re: Location of missing equipment and estimate of value

From Dennis Luttrell [REDACTED]
Date Sun 12/14/2025 3:51 PM
To Mike Babiarz [REDACTED]

Thanks for the information Mike

Dennis

On Sun, Dec 14, 2025, 3:19 PM Mike Babiarz [REDACTED] wrote:
Dear Board Members,

Since I have not gotten a response to my request of the location of the equipment removed from R21, I am offering information that I have personally observed. Equipment appears to be installed on member Nathan Erich's F350 white truck and has been observed at his personal residence. I believe time is of the essence as it is my understanding he is moving out of state this week. Which means there must be prompt action taken by the board.

Attached is an estimate of the value of the equipment which is the District's Assets and something that should be Board approved for disposition. This is not an operational decision.

I believe it is the Board's fiduciary responsibility to the tax constituents to address this circumstance immediately.

Sincerely,

Michael Babiarz



~~_____~~
~~_____~~

~~_____~~



Current Market Breakdown (12/2025)

Used contractor caps (commercial/work truck toppers)

Average range for used units: \$1,000–\$2,500, depending on features and condition.

Fully custom welded steel racks (local fabrication in Colorado): Typically \$1,200–\$3,000+, depending on specs

Classic 6" Daylighter halogen pairs (most common used listings): \$150–\$300

Heavy-duty/contractor-grade (1,500–2,000+ lb, e.g., BedSlide HD, Extendedbed, or CargoGlide XL): \$1,800–\$3,500+

8. Tracking and Disposal of District Assets

The District maintains a list of asset tags to track items purchased by the District. Asset tags are assigned to purchases either of significant individual expense (over \$500), or items that have potential to easily be lost or stolen. These items are maintained on an inventory list checked annually. When items which have been assigned an asset tag are removed from service, they should have their disposition recorded on the inventory list.

Any District item deemed destroyed, unrepairable, or unusable may be disposed by the most efficient means available at the discretion of the Chief or District Administrator.

Items being removed from service that are still usable or repairable may be donated or sold to another first response agency, offered to membership, or sold to the general public. Based on estimated value

- Under \$100: Disposed of entirely at the discretion of the Chief or District Administrator.
- \$100 - \$2,500: The Officers will choose the best method of disposal. If the item is to be sold, it may be offered to membership first. If so, the entire membership should be notified. If more than one member is interested, a sealed bidding process should be used. If the item is to be sold to the general public, an advertisement should be run for a sealed bidding process.
- \$2,500 and over: The Board will choose the best method of disposal. The Board may make a decision to sell the item to a first response agency without soliciting general sealed bids at its discretion. If the item is to be sold to the general public, an advertisement should be run for a sealed bidding process.

Re: Rescue 21

From Mike Babiarz
Date Fri 12/19/2025 12:48 PM
To DFPD Chief; Board; Members & Employees

Chief and Board,

Yes, many people had questions as to the whereabouts of R21 the morning after the December 9th Board Meeting. Concerns were raised during that meeting on the missing equipment on R21 that the Board and Chief would not address even though there was a written request before the meeting and was read during public comment. Not a single response from the Chief or Board was given until this 8 days later. You lose trust when there is no transparency.

There has been much confusion with the status of R21 because it was put up for sale early fall (along with possibly 2 other vehicles) without a board discussion, then it was agreed to by the board to sell it with a target date to be set, on the November 4th agenda. Same meeting, Chief reported that there was a change in direction to make it a Chief's buggy and to not sell it. There was no further detail provided, discussion or approval of the Board in that direction. Who is making the decisions on these District assets?

At the December 4th Board meeting a purchase order for \$21,000 to repurpose R21 to a Chief's command vehicle was presented by Chief. Discussion included a new Chief's command vehicle was purchased earlier this year and there still wasn't a 5 year plan for a strategic use of the reserves. The purchase order was not approved and the concept was tabled. Based on those decisions you can imagine the surprise that equipment was removed a mere 3 days later, triggering my request at the December 9th meeting for an explanation. Lack of response from Chief or the Board was the reason for the CORA request I made. The following day the missing equipment that was mounted on R21 was seen by several members on a Divide Fire members truck. This then became an urgent request for information as that member is relocating out of state that week. Those items were the topper, rack and light assembly. There is a protocol for disposal of District assets which was violated.

The following morning after the Board meeting is when the location of the R21 truck came into question. The truck itself or any of the equipment was not at either station for the last week and many have questioned without a response. Now this email that it is in the Springs being repurposed even though the purchase order was not approved.

The District has a policy for expenditures over \$500. They need to be either a line item in the budget or an approved purchase order from the Board and this action doesn't qualify for either of those.

The importance of a 5 Year Plan has been discussed at length to decide where the Reserves will best be allocated. Those of us that have requested to be on that committee have been available and ready for a go ahead.

The repurposing of R21, after the purchase order was not approved, is concerning to me as a member and as a taxpayer. As well as the disposition of the District assets from that truck.

Thank you for listening to my concerns,

Michael Babiarz

From: DFPD Chief
Sent: Wednesday, December 17, 2025 12:03 PM
To: Board; Members & Employees
Subject: Rescue 21

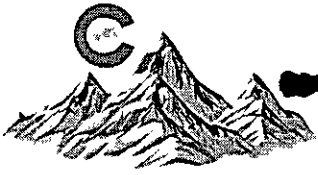
It has been brought to my attention that there are some folks that have concerns, questions, and interest in the Rescue 21 project. I will start with this, when the decision was made to combine Rescue 21 and Rescue 22 into one operational vehicle this left the department the opportunity to better utilize Rescue 21 in a different capacity. By doing this project, the department will be saving anywhere of \$100,000.00 to \$130,000.00 for the same vehicle but new.

So currently Rescue 21 is in Colorado Springs having work done for a new topper, striping, and light package to be installed. If you have any questions about this project, please forward them to me..

Thank you folks for your support..

Chris Hinkle
Fire Chief

Divide Fire Protection District
Office: 719-687-8773
Cell: [REDACTED]
Email: [REDACTED]



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Divide Fire Protection District

PO Box 941
103 Cedar Mountain Rd.
Divide, CO 80814

Phone: 719-687-8773

Chief@DivideFire.com

December 7, 2025

RE: Accessories Exchange from Rescue 21

To: Board of Directors

Nathan Erich and Chief Chris Hinkle are in agreeance of exchanging one topper with a ladder rack that is approximately 18 years old as-is for a tailgate that is 18 years old to be utilized for the repurpose of Rescue 21:.

12/07/2025

Name / Date

12/17/2025

Name / Date

Christopher Hinkle
Fire Chief
Office: 719-687-8773
Cell: 719-424-5558

Office of the Fire Chief

Divide Fire Protection District
RESOLUTION 2026-01
Resolution Designating Posting Places and Dates of Meetings

WHEREAS, Special Districts are required by CRS 24-6-402(2)(c) to designate annually at the District Board's first regular meeting of each calendar year, the posting place at which notice will be posted at least 24 hours prior to each meeting, and;

WHEREAS, Special Districts are required by CRS 32-1-903(1)(2) to post the time and place for all Board Meetings.

NOW, THEREFORE, be it resolved by the Board of Directors of the Divide Fire Protection District in the County of Teller, State of Colorado that:

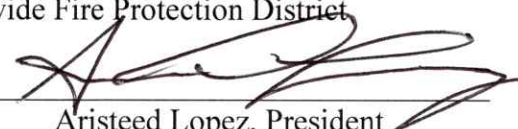
1. Notices of meetings of the District Board shall be posted on the District's website at www.dividefire.com, and on the District's Facebook page.

2. Regular meetings of the Board of the Directors shall be held at Divide Fire Station 1, 103 Cedar Mountain Road, Divide, CO 80814, beginning at 6:00 p.m. on the 2nd and 4th Tuesday of every month. Meetings may be held via video or teleconference when conditions require it. In that case public access instructions will be posted with the agenda on the District's website and Facebook page.

ADOPTED AND APPROVED this 13th day of January, 2026.

Divide Fire Protection District

By


Aristeed Lopez, President

ATTEST:

By


Secretary