



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD JUNE 10, 2022
AT 11:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, June 10th at 11:00 AM, via telephone and video conference call.

In attendance were Directors:

Jeff Powles, President
Slade Nelson, Secretary
Thomas Pucciano, Assistant Secretary
Chris Musselman, Treasurer

Director Russ Watterson was absent. All absences are deemed excused unless otherwise noted in these minutes.

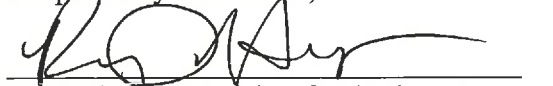
Also in attendance were:

Kevin Walker, Walker Schooler District Managers
George Rowley, White Bear Ankele Tanaka & Waldron
Audrey Johnson, White Bear Ankele Tanaka & Waldron

1. Call to Order/Declaration of Quorum: Mr. Walker called the meeting to order at 11:01 AM. A quorum was present, and Director Watterson was excused.
2. Conflict of Interest Disclosures: Mr. Rowley advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Rowley reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Rowley noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.
3. Approval of the Agenda: Mr. Walker presented the Agenda to the Board for consideration. The Board approved the Agenda as presented.
4. Designation of Officers/ Appointment of Director: Mr. Musselman confirmed he submitted all of his paperwork. President Powles moved to appoint Chris Musselman as a board member; seconded by Director Nelson. Motion passed unanimously. President Powles moved to designate Jeff Powles as President, Slade Nelson as Secretary, Chris Musselman as Treasurer, and Thomas Pucciano and Russ Watterson as Assistant Secretaries; seconded by Director Nelson. Motion passed unanimously.

5. Public Comment: There was no public comment.
6. Consent Agenda: President Powles moved to accept the Consent Agenda as presented; seconded by Director Nelson. Motion passed unanimously.
 - a. Approve Meeting Minutes from April 8, 2022: After review, President Powles moved to approve the Meeting Minutes from April 8, 2022; seconded by Director Musselman. Motion passed unanimously.
7. Legal Matters:
 - a. Ratify the Amended Street Light Agreement with CSU: The Board agreed to table this item for further investigation.
 - b. Ratify Cost Certification Agreement with IDES and Discuss Progress: The Board discussed that the Cost Certification Agreement is in place and needs to be ratified. Mr. Walker noted they can process a reimbursement after the cost certification. President Powles moved to ratify the Cost Certification Agreement with IDES; seconded by Director Nelson. Motion passed unanimously.
 - c. Consider Approval of First Amendment to Annual Administrative Resolution (2022): Mr. Walker noted the amendment was to change the regular meeting date to the second Friday of each month at 11:00 AM. Director Pucciano moved to approve the First Amendment to Annual Administrative Resolution (2022); seconded by Director Nelson. Motion passed unanimously.
8. Financial Matters:
 - a. Other Bond Matters: There was no discussion.
 - b. Claims/Financials: Mr. Walker discussed the need for a developer advance into the operating account to pay costs including White Bear. President Powles recommended that Mr. Walker submit a draw request to Director Musselman to cover the costs in the amount of \$10,000.
 - c. Other Financial Matters: There was no discussion.
9. Other Business:
 - a. Next Regular Meeting – July 8, 2022, at 11:00 AM via teleconference. The Board agreed to keep the meeting as scheduled.
10. Adjournment: President Powles moved to adjourn the meeting; seconded by Director Nelson. Motion passed unanimously at 11:15 AM.

Respectfully Submitted,


By: Rebecca Hardekopf, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 10, 2022 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.