



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD SEPTEMBER 9, 2022
AT 11:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, September 9th at 11:00 AM, via telephone and video conference call.

In attendance were Directors:

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

Also in attendance were:

Adam Noel, WSDM – District Managers
Kevin Walker, WSDM – District Managers
George Rowley, White Bear Ankele Tanaka & Waldron

1. Call to Order/Declaration of Quorum: President Powles called the meeting to order at 11:04 AM and confirmed a quorum was present.
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. Noel presented the Agenda to the Board for consideration. President Powles requested a discussion on inspections and transfer of improvements and payments under 6.a. Other Bond Matters. President Powles moved to approve the Agenda; seconded by Director Nelson. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Legal Matters:

- a. Consider Approval of Meeting Minutes from July 8, 2022: After review, Director Watterson moved to approve the Meeting Minutes from July 8, 2022; seconded by President Powles. Motion passed unanimously.
 - b. Discuss Service Plan Amendment: Mr. Rowley informed the Board that there was an amendment to the policy in Colorado Springs for districts and it has increased the debt service mill levy cap from 30 mills to 50 mills. He was unsure about additional opportunities this might provide for more debt, but it may be useful in the future. The Board discussed the possibility of a service plan amendment based on the new policy. Mr. Walker will have a conversation with a City Council representative to find out more information on the new policy and will report back in the next two weeks.
6. Financial Matters:
- a. Other Bond Matters: The Board discussed reimbursement for the completed infrastructure that includes curb and gutter and wet utilities. Mr. Walker recommended the District submit one draw for all of the money to avoid paying additional costs, but they do not have to wait until the entire system is complete. The Board agreed they would like reimbursement sooner than later.
 - b. Payment of Claims: The Board reviewed the payment of claims. Mr. Walker will provide Director Musselman an invoice for funds to cover the District's operating costs for the next few months.
 - c. Review Unaudited Financial Statements as of August 2022: The Board reviewed the unaudited financial statements as of August 2022. President Powles moved to approve the unaudited financial statements as of August 2022; seconded by Director Nelson. Motion passed unanimously.
 - d. Other Financial Matters: The Board discussed the budget and contract for snow removal and landscaping. Mr. Walker noted the draft budget will be distributed to the Board before October 15th. The Budget Hearing will be held at the November Board meeting.
7. Other Business:
- a. Next Regular Meeting – October 14, 2022, at 11:00 AM via teleconference. The Board agreed to keep the meeting as scheduled.
8. Adjournment: The Board adjourned the meeting at 11:36 AM.

Respectfully Submitted,



By: District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 9, 2022 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.