



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD OCTOBER 14, 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, October 14th 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 (Excused)

Also in attendance were:

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

1. Call to Order/Declaration of Quorum: Mr. Walker called the meeting to order at 11:00 AM and confirmed a quorum was present with Director Watterson 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: Director Pucciano moved to approve the Agenda as presented; seconded by Director Nelson. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Consent Agenda
 - a. Approve Meeting Minutes from September 9, 2022: After review, Director Pucciano moved to approve the Meeting Minutes from September 9, 2022; seconded by Director Nelson. Motion passed unanimously.

6. Legal Matters:

- a. Discussion of Service Plan Amendment and Issuance of Additional Debt: Mr. Walker reported the Budget Committee has approved three amendments without argument and will go before City Council in November. Director Musselman discussed the developer bonds and noted there is more liquidity than they thought, but it was recommended to wait 30 days or so before moving forward.
- b. Consider Approval of Resolution Regarding Acceptance of District Eligible Costs and
- c. Acquisition of Public Improvements: Mr. Walker reported the application is pending and the certifications are done, but they are still waiting on the City's acceptance. Mr. Walker suggested the Board approve the Resolution with the condition that final matters be reviewed and approved by legal counsel. Director Nelson moved to approve the Resolution Regarding Acceptance of District Eligible Costs and Acquisition of Public Improvements subject to final matters and documents being reviewed and approved by legal counsel; seconded by Director Musselman. Motion passed unanimously.

7. Financial Matters:

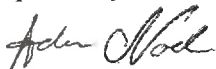
- a. Other Bond Matters: There was no discussion.
- b. Payment of Claims: Mr. Walker presented the Payment of Claims. Mr. Walker will provide an invoice for the \$25,000 advance to Director Musselman. Director Pucciano moved to approve the Payment of Claims subject to money being in the bank; seconded by Director Nelson. Motion passed unanimously.
- c. Review Unaudited Financial Statements as of September 2022: Mr. Walker presented the unaudited financial statements as of September 2022. After review, Director Pucciano moved to accept the unaudited financial statements as of September 2022; seconded by Director Nelson. Motion passed unanimously.
- d. Other Financial Matters: Mr. Walker is preparing the draft budget and will distribute to the Board no later than tomorrow. The Budget Hearing will be held at the November Board meeting.

8. Other Business:

- a. Next Regular Meeting – November 11, 2022, at 11:00 AM via teleconference. The Board agreed to keep the meeting as scheduled.
- b. The Board discussed that the CCR's will need to be amended so they clearly state there is no subleasing of the units.

9. Adjournment: The Board unanimously adjourned the meeting at 11:20 AM.

Respectfully Submitted,



By: District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 14, 2022 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.