



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD NOVEMBER 11, 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, November 11th at 11:00 AM, at 614 N Tejon Street, Colorado Springs, CO 80903, and via video teleconference.

In attendance were Directors:

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

Also in attendance were:

Kevin Walker, WSDM District Managers
Adam Noel, WSDM District Managers
Sue Gonzales, WSDM District Managers
George Rowley, White Bear Ankele Tanaka & Waldron
Audrey Johnson, White Bear Ankele Tanaka & Waldron
Stan Fowler, IDES

1. Call to Order/Declaration of Quorum: Mr. Noel called the meeting to order at 11:04 AM and confirmed a quorum was present with Directors Watterson and Musselman 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: President Powles moved to approve the Agenda; seconded by Director Pucciano. Motion passed unanimously. Mr. Rowley advised that the Meeting Notice was not

posted to the District's website in advance as required, but the Board can proceed and ratify the actions taken at the next meeting.

4. Public Comment: There was no public comment.

5. Consent Agenda

- a. Approve Meeting Minutes from October 14, 2022: After review, President Powles moved to approve the Meeting Minutes from October 14, 2022; seconded by Director Pucciano. Motion passed unanimously.

6. Legal Matters

- a. Review and Consider Approval of the 2023 Annual Administrative Resolution: Mr. Rowley presented the 2023 Annual Administrative Resolution. Director Pucciano moved to approve the 2023 Annual Administrative Resolution; seconded by Director Nelson. Motion passed unanimously.
- b. Review and Consider Approval of the May 2023 Election Resolution: Mr. Rowley presented the May 2023 Election Resolution. President Powles moved to approve the May 2023 Election Resolution; seconded by Director Nelson. Motion passed unanimously.
- c. Review and Consider Approval of the 2023 WSDM Engagement Letter: Mr. Rowley presented the 2023 WSDM Engagement Letter. President Powles moved to approve the 2023 WSDM Engagement Letter; seconded by Director Pucciano. Motion passed unanimously.
- d. Review and Consider Approval of the BiggsKofford 2022 Audit Letter: Mr. Rowley presented the BiggsKofford 2022 Audit Letter. The Board requested additional bids for Auditors to review at the next meeting.

7. Financial Matters:

- a. Other Bond Matters: The Board discussed the cost certification and release of funds. Mr. Rowley presented the Infrastructure Acquisition Agreement between the District and the developer. He reported the draft report from IDES shows a total of \$881,000. Mr. Fowler discussed the remaining list of items of the Agreement. After discussion, President Powles moved to proceed with the Infrastructure Reimbursement subject to completion of the items requested by Mr. Fowler and the District's approval of the warranty agreements; seconded by Director Nelson. Motion passed unanimously. Director Nelson moved to direct legal counsel to start the Service Plan Amendment process and proceed with the bond issue; seconded by Director Pucciano. Motion passed unanimously.
- b. Payment of Claims: Mr. Noel presented the payables totaling \$9,064.32. President Powles moved to approve the Payables for \$9,064.32; seconded by Director Nelson. Motion passed unanimously.
- c. Review Unaudited Financial Statements as of October 2022: Mr. Noel presented the Unaudited Financial Statements as of October 2022. President Powles moved to approve the Unaudited Financial Statements as of October 2022 subject to the audit; seconded by Director Pucciano. Motion passed unanimously.
- d. Budget Hearing for the 2023 Budget and Consider Approval of Resolution: President Powles moved to open the Public Hearing for the 2023 Budget; seconded by Director Pucciano. Motion passed unanimously. After no public comment, President Powles moved to close the Public Hearing; seconded by Director Pucciano. Motion passed unanimously. Mr. Noel presented the 2023 Budget. After discussion, the Board agreed to table the approval of the 2023 Budget Resolution. President Powles moved to allow the Board

President to approve the 2023 Budget after consulting with District Management; seconded by Director Nelson. Motion passed unanimously.

- e. Adopting Budget, Appropriating Funds, and Certifying Mill Levies: Mr. Rowley recommended the District disclose the maximum mill levies that could be imposed in 2024 in the disclosure documents provided to the buyers.

8. New Business

- a. Discussion on Rental Restrictions: President Powles noted that the Declaration has not been recorded so the Board is able to make changes. Mr. Rowley suggested the Board consider approval of the Declaration at the next Board meeting.

9. Other Business:

- a. Next Regular Meeting – December 9, 2022, at 11:00 AM via teleconference.

- 10. Adjournment: President Powles moved to adjourn at 11:58 AM; seconded by Director Nelson. Motion passed unanimously.

Respectfully Submitted,

Jeff Powles

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 11, 2022 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

V@WM 2022 11 11 Minutes

Final Audit Report

2023-02-10

Created:	2023-02-10
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2IFpYsxy-1n8R5gvmzETcazvzXTyeAjl

"V@WM 2022 11 11 Minutes" History



Document created by Heather Smith (heather.s@wsdistricts.co)

2023-02-10 - 6:50:41 PM GMT



Document emailed to Jeff Powles (jpowles@lokalhomes.com) for signature

2023-02-10 - 6:51:04 PM GMT



Email viewed by Jeff Powles (jpowles@lokalhomes.com)

2023-02-10 - 6:54:35 PM GMT



Document e-signed by Jeff Powles (jpowles@lokalhomes.com)

Signature Date: 2023-02-10 - 6:54:50 PM GMT - Time Source: server



Agreement completed.

2023-02-10 - 6:54:50 PM GMT



Adobe Acrobat Sign