



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
June 9, 2023 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, June 9th at 11:00 a.m., at 614 N Tejon Street, Colorado Springs, CO 80903, and via video teleconference.

In attendance were Directors:

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

Also in attendance were:

Kevin Walker, WSDM District Managers
Heather Smith, WSDM District Managers
George Rowley, White Bear Ankele Tanaka & Waldron
Audrey Johnson, White Bear Ankele Tanaka & Waldron
Steve Shank, Lokal Homes
Michael Lund, Piper Sandler & Co
Blaine Hawkins, Pipe Sandler & Co

1. Call to Order/Declaration of Quorum: Ms. Smith called the meeting to order at 11:01 a.m. 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. Appointment of Board of Directors: This item was tabled.
4. Approval of the Agenda: President Powles moved to approve the agenda as presented; seconded by Director Nelson. Motion passed unanimously.

5. Public Comment: There was no public comment.
6. Consent Agenda
 - a. Approve Meeting Minutes from April 17, 2023;
 - b. Payment of Claims April 14, 2023 through June 6, 2023; and
 - c. Approval of Engagement of Sherman & Howard as Bond Counsel for 2023 Issuance: After review, President Powles moved to approve the Consent Agenda; seconded by Director Nelson. Motion passed unanimously.
7. Development Update
 - a. Jeff Powles noted that development has continued with nothing significant to report at this time.
8. Manager's Report
 - a. Ms. Smith reported that onboarding for new Owners have been going smooth. Fees have been implemented and payments have been coming in.
9. Financial Matters:
 - a. Other Bond Matters: Mr. Lund and Mr. Hawkins presented an overview of the bond process moving forward. Current estimates indicate approximately \$630,000 for the remaining 20 mills which, when combined with the initial series of 30 mills, would complete the pledged 50 mills for the District. The Board discussed potential dates for a Special Meeting to approve the Bond Issuance. After discussion, a Special Meeting was scheduled for June 32, 2023 at 11:00 a.m.
10. New Business
 - a. Discuss Colorado 811: No action was taken.
 - b. Landscape Maintenance Proposal: The Board discussed the need for maintenance in the newly landscaped areas. President Powles moved to approve the proposal from BrightView Landscape for general landscape maintenance; seconded by Director Nelson. Motion passed unanimously.
11. Adjournment
 - a. Director Nelson moved to adjourn at 11:30 a.m.; seconded by Director Musselman. Motion passed unanimously.

Special Meeting – June 23, 2023, at 11:00 a.m. via teleconference.

Next Regular Meeting – July 14, 2023, at 11:00 a.m. via teleconference.

Respectfully Submitted,



By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL JUNE 9, 2023 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.