



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
JULY 25, 2023 AT 11:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Tuesday, July 25th 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, Vice President
Steve Shenk, Assistant Secretary

Also in attendance were:

Heather Smith, WSDM District Managers
Sue Gonzales, WSDM District Managers
Audrey Johnson, White Bear Ankele Tanaka & Waldron

1. Call to Order/Declaration of Quorum: President Powles called the meeting to order at 11:00 a.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson 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. Ms. Johnson 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 Nelson moved to approve the Agenda; seconded by Director Pucciano. Motion passed unanimously.
4. Public Comment: There was no public comment. Directors Shenk and Musselman joined the meeting.
5. Financial Matters:

- a. Review and Consider Approval of the 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit and noted the auditors issued an unqualified opinion which is the highest level of assurance they can provide. Ms. Gonzales explained the District will need to file an amended 2022 Budget due to expenditures being over budget. Ms. Gonzales recommended the Treasurer review monthly bank statements as an additional control. The Board requested both the Treasurer and President be provided the monthly bank statements. After review, President Powles moved to approve the 2022 Audit as presented; seconded by Director Nelson. Motion passed unanimously.
 - b. President Powles requested an update on the next steps for reimbursement funding back to the developer since the bond has passed. Ms. Smith will send an email with an update shortly.
6. Adjournment: President Powles moved to adjourn the meeting at 11:08 a.m.; seconded by Director Pucciano. Motion passed unanimously.
- a. Next Regular Meeting – September 8, 2023, at 11:00 am via teleconference.

Respectfully Submitted,

Jeff Powles

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 25, 2023 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

2023.07.25 Board Meeting Minutes - approved

Final Audit Report

2023-11-02

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