



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
OCTOBER 13, 2023, AT 11:30:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, October 13th at 11:30 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

Also in attendance were:

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

1. Call to Order/Declaration of Quorum: President Powles called the meeting to order at 11:30 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 as to whether members of the Board had any additional disclosures of potential or existing conflicts of interest pertaining 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: Ms. Smith noted that a letter of resignation had been received from Steve Shenk, which should be added to the agenda for acceptance. President Powles agreed with the addition and moved to approve the Agenda as amended; seconded by Director Pucciano. Motion passed unanimously.
4. Director Resignation: Mr. Rowley explained that Steve Shenk had submitted a letter of resignation and reviewed the Board's options for appointment in brief. After discussion, President Powles motioned to accept Mr. Shenk's resignation, effective immediately, and to consider

appointments to the vacant seat at the next meeting; seconded by Director Pucciano. Motion passed unanimously.

5. Public Comment: There was no public comment.
6. Consent Agenda: Ms. Smith inquired about speeding up the process for obtaining Developer Advance funding. Director Musselman and President Powles confirmed that requests for funding should be sent Directors Powles and Musselman, copying Dan and Chantelle at Grays development for the quickest turnaround. After review, President Powles moved to approve the Consent Agenda as presented; seconded by Director Pucciano. Motion passed unanimously.
 - a. Approval of Special Meeting Minutes from June 30, 2023
 - b. Approval of Meeting Minutes from July 25, 2023
 - c. Payment of Claims through October 13, 2023
 - d. Unaudited Financial Statements as of September 30, 2023
7. Development Update
 - a. President Powles stated that a walk is scheduled for next week to review the landscaping for reimbursement and turn-over.
8. Manager's Report
 - a. Ms. Smith presented the Manager's Report in brief.
9. Financial Matters:
 - a. Other Bond Matters – Expenses are being culminated for the final draw on the existing Capital Funds.
 - b. Discuss Annual Townhall – Ms. Smith reviewed the intended schedule for the Annual Townhall Meeting on November 8th. President Powles requested that an overview of the bond process and purpose be added to the Annual Meeting Presentation. No additional action was required.
 - c. Discuss Preliminary Assessed Valuation Analysis – Ms. Smith presented a comparison of the 2022 and 2023 Assessed Valuations and the resulting variance in property tax income.
 - d. Review and Discuss District 2024 Maintenance – Ms. Smith reviewed the known maintenance items and asked if the Board is aware of any additional items upcoming. President Powles stated that there are not any additional items at this time, but some may arise during next week's landscape walkthrough.
 - e. Public Hearing on 2022 Budget Amendment and Consider Adoption of Resolution: Mr. Rowley opened the Public Hearing on 2022 Budget Amendment at 12:00 p.m. After no public comment, the Public Hearing was closed at 12:01 p.m. Mr. Rowley and Ms. Smith both confirmed that no comments were received regarding the Budget. President Powles moved to approve the 2022 Budget Amendment Resolution; seconded by Director Pucciano. Motion passed unanimously.
10. General Business:
 - a. Discuss and Consider Approval for Vacation of Easements – The Board reviewed the proposed easement vacations as itemized below. Directors Powles moved to approve the vacation of easement area encompassing the area four feet out and sixty feet across the front of each two Lots as itemized below and to authorize President Powles in conjunction with Legal Counsel to facilitate any necessary resolution(s) or documentation regarding this vacation; seconded by Director Pucciano. Motion passed unanimously.

- i. Lots 11-12
- ii. Lots 13-14
- iii. Lots 21-22
- iv. Lots 23-24
- v. Lots 33-34
- vi. Lots 35-36
- vii. Lots 43-44
- viii. Lots 45-46
- ix. Lots 55-56
- x. Lots 57-58
- xi. Lots 65-66
- xii. Lots 67-68
- xiii. Lots 77-78
- xiv. Lots 79-80
- xv. Lots 87-88
- xvi. Lots 89-90

11. Adjournment: The Board unanimously adjourned the meeting at 12:04 p.m.
- a. Next Special Meeting – November 8, 2023, immediately following the Annual Meeting at 11:00 a.m. via teleconference.

Respectfully Submitted,

Jeff Powles

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 13, 2023 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

2023.10.13 Board Meeting Minutes - approved

Final Audit Report

2023-11-08

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