



VISTAS AT WEST MESA METROPOLITAN DISTRICT

Regular Board Meeting

Thursday January 22nd, 2026, at 11:00 a.m.

Via Teleconference

<https://video.cloudoffice.avaya.com/join/119228616>

Phone: (213) 463-4500 / Meeting ID: 119228616

Board of Directors	Title	Term
Vacant	President	May 2027
Ryan Teater	Vice President	May 2029
Thomas Pucciano	Treasurer/Secretary	May 2029
Hannah Buzzell	Member at Large	May 2027
Vacant	Member at Large	May 2029

AGENDA

1. Call to order

2. Declaration of Quorum/ Director Qualifications/ Conflict Disclosures

3. Approval of Agenda

4. Director Matters

- a. Acknowledgement of Resignation from President Powles
- b. Consider Appointment of Qualified Individuals to the Board
- c. Discuss and Consider Election of Officers

5. Consent Agenda

- a. Approval of Minutes from the Regular Meeting on November 14, 2025, and Minutes from the Annual Meeting on November 14, 2025 (enclosure)
- b. Approval of Payables through January 22, 2026 (enclosure)
- c. Approval of Unaudited Financials through December 31, 2025 (enclosure)
- d. Ratification of Transparency Notice pursuant to C.R.S. §32-1-809 (enclosure)
- e. Ratification of Independent Contractor Agreement with WSMD for Management Services (enclosure)
- f. Ratification of Orten Cavanaugh Holmes & Hunt, LLC Engagement Letter for Special Counsel Services (enclosure)

6. Financial Matters

7. Management Matters

- a. Covenant Administrator's Report
- b. Review and Consider Proposals for Towing Services (enclosed)
- c. Discuss Regular Meeting Schedule for 2026 and Consider Adoption of Amendment to 2026 Annual Administrative Resolution

8. Other Business

9. Public Comment (for items not already on the agenda)

10. Upcoming Meetings- Next Scheduled Regular Meeting TBD

11. Adjournment