

**MINUTES OF AN ANNUAL MEETING
OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD NOVEMBER 14th, 2025, AT 11:30 AM**

Pursuant to §32-1-903(6), C.R.S., the annual meeting of the Vistas at West Mesa Metropolitan District was held on Friday, November 14, 2025, at 11:30 AM via teleconference.

Attendance

Directors:

Jeff Powles, President

Ryan Teater, Vice President

Thomas Pucciano, Treasurer/Secretary

Directors Absent:

Hannah Buzzell, At Large (excused)

Also in attendance were:

Audrey Johnson, WBA, PC

George Rowley, WBA, PC

Danielle Daigle-Chavez, WSDM Managers

Members of the Public

1. Call to Order: The meeting was called to order at 11:30 a.m. by President Powles.
2. Presentation Regarding the Status of Public Infrastructure: Ms. Daigle-Chavez provided a presentation on the current public infrastructure projects within the District, which included completed streets and alleyways, retaining wall, fencing, landscaping, and irrigation.
3. Current Bond Status: Ms. Daigle-Chavez provided a presentation on the current bond status and highlighted featured information regarding Series 2023 Bond and how to calculate property taxes for homeowners.
4. Review Current Year to Last Month Unaudited Financial Statements: Ms. Daigle-Chavez presented a review of the current unaudited financial statements.
5. Open Floor for Questions: Discussion was had regarding parking within the community. Discussion was had regarding monthly drives by WSDM-Managers for the enforcement of covenants. Discussion was had regarding the District's reserve funds. Discussion was had regarding social media outreach by community members. Discussion was had regarding the Districts' CCRs as they relate to short-term rentals.
6. Adjourn: The meeting was adjourned at 12:16 p.m.

Respectfully Submitted,
WSDM - Managers

Approved

Hannah Buzzell

DRAFT

V@WMMD 2025 11 14 Annual Minutes

Final Audit Report

2026-01-23

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