



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
VISTAS AT WEST MESA METROPOLITAN DISTRICT  
HELD MARCH 11, 2022  
AT 9:00 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, March 11<sup>th</sup> at 9:00 AM, via telephone and video conference call.

In attendance were Directors:

Slade Nelson, Vice President  
Thomas Pucciano, Secretary/Treasurer  
Russ Watterson, Assistant Secretary

Director Jeff Powles was absent. All absences are deemed excused unless otherwise noted in these minutes.

Also in attendance were:

Kevin Walker, Walker Schooler District Managers  
Rebecca Hardekopf, Walker Schooler District Managers  
George Rowley, White Bear Ankele Tanaka & Waldron  
Audrey Johnson, White Bear Ankele Tanaka & Waldron

1. Call to Order/Declaration of Quorum: Vice President Nelson called the meeting to order at 9:03 AM. A quorum was present, and President Powles was excused.

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. Approval of the Agenda: Mr. Rowley presented the agenda to the Board of consideration. Following discussion, Director Watterson moved to approve the Agenda as presented; seconded by Vice President Nelson. Motion passed unanimously.

4. Public Comment: There was no public comment.

5. Consent Agenda:

- a. Approve Meeting Minutes from December 10, 2021: Director Watterson moved to approve the December 10, 2021 Meeting Minutes; seconded by Vice President Nelson. Motion passed unanimously.
- b. Insurance & Liability
  - i. Ratification of Resolution Approving an IGA with the Colorado Special Districts Property and Liability Pool and Authorize Membership in the Special District Association: Director Watterson moved to approve the IGA with the Colorado Special Districts Property and Liability Pool and Authorize Membership in the Special District Association; seconded by Vice President Nelson. Motion passed unanimously.
  - ii. Ratification Agency Services Agreement with T. Charles Wilson Insurance Services: Director Watterson moved to approve the Ratification of Agency Services Agreement with T. Charles Wilson Insurance Services; seconded by Vice President Nelson. Motion passed unanimously.
  - iii. Ratification of Filing of Exclusion of Uncompensated Public Officials form for 2022 Policy Period: Mr. Rowley explained the exclusion process versus the coverage. Mrs. Hardekopf confirmed for the board that payment was sent to pay for Workers Compensation coverage. Director Watterson moved to approve the Ratification of Filing of Exclusion of Uncompensated Public Officials form for 2022 Policy Period; seconded by Vice President Nelson. Motion passed unanimously.
  - iv. Ratification of Property and Liability Insurance Limits and Deductibles: Mrs. Hardekopf confirmed for the board that payment was sent to pay for Property and Liability coverage Director Watterson moved to approve the Ratification of Property and Liability Insurance Limits and Deductibles; seconded by Vice President Nelson. Motion passed unanimously.
- c. Engagement of Consultants
  - i. Ratification of Engagement of King & Associates, Inc. for Market Analysis Services: Director Watterson moved to approve the Ratification of Engagement of King & Associates, Inc. for Market Analysis Services; seconded by Vice President Nelson. Motion passed unanimously.
  - ii. Consider Proposals for External Financial Advisor: Director Watterson moved to approve MuniCap for External Financial Advisor; seconded by Vice President Nelson. Motion passed unanimously.

## 6. Legal Matters:

- a. Developer Agreements
  - i. Consider Approval of Funding and Reimbursement Agreement with Grays Development Company Inc.: Director Watterson moved to approve the Funding and Reimbursement Agreement with Grays Development Company Inc.; seconded by Vice President Nelson. Motion passed unanimously.
  - ii. Consider Approval of Infrastructure Acquisition and Reimbursement Agreement with Grays Development Company Inc.: Director Watterson moved to approve the Infrastructure Acquisition and Reimbursement Agreement with Grays Development Company Inc.; seconded by Vice President Nelson. Motion passed unanimously.
- b. Discussion Regarding District Website: Mrs. Hardekopf discussed with the Board that in the interim Walker Schooler District Managers will use their website to host the District information and documents. For future use they can always sign up for a free website with SIPA.

## 7. Financial Matters:

- a. Claims/Financials: Mr. Walker and Mrs. Hardekopf discussed the insurance payments that will be reimbursed to the Developer for advance payment on those.

- b. Other Financial Matters: Mrs. Hardekopf informed the board that we are setting up the bank account and how the payment process will work when needing to send out payments.

8. Other Business:

- a. Next Regular Meeting – April 8, 2022 at 9:00 AM via teleconference.

9. Adjournment: Director Watterson moved to adjourn the meeting; seconded by Vice President Nelson. Motion passed unanimously at 9:28 AM.

Respectfully Submitted,

  
By: Rebecca Hardekopf, District Manager

THESE MINUTES ARE APPROVED AS THE OFFICIAL MARCH 11, 2022 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.