

# VISTAS AT WEST MESA METROPOLITAN DISTRICT

Special Board Meeting

**Friday, August 8, 2025 at 11:00 a.m.**

*Via Teleconference*

<https://video.cloudoffice.avaya.com/join/918472376>

Phone: (213) 463-4500 / Meeting ID: 918472376

Board of Directors	Title	Term
Jeff Powles	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/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Board of Directors Matters
  - a. Consider Director Vacancy/Appointment
  - b. Consider Appointment of Officers
5. Public Comment - Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
6. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. Any item may be removed from the Consent Agenda upon request of any Board member.
  - a. Approval of Board Meeting Minutes from July 11, 2025 (**enclosure**)
  - b. Payment of Claims for July 7, 2025 through August 8, 2025 (**enclosures**)
  - c. Unaudited Financial Statements as of July 31, 2025 (**enclosure**)
7. Legal Matters
  - a. Review and Consider Approval of Resolution Adopting A Digital Accessibility Policy and Designating A Compliance Officer (**enclosure**)
  - b. Review and Consider Adoption of Resolution Regarding Acquisition of Public Improvements (Phase 3 - Landscape Improvements & Alleys) (**enclosure**)
    - i. Consider Approval of Bill of Sale, Indemnification Agreement and Warranty Agreement with Grays Development Company Inc. (Phase 3 - Landscape Improvements & Alleys) (**enclosures**)
  - c. Discuss Covenant Enforcement and Collections Policies and Review by Special Counsel
8. Financial Matters
  - a. Consider Approval of Engagement Letter with Piper Sandler for Underwriting Services (**enclosure**)
  - b. Consider Approval of Engagement Letter with Sherman Howard, LLC for Bond/Disclosure Counsel (**enclosure**)
9. Adjournment
  - a. Next Regular Meeting – October 10, 2025, at 11:00 a.m. via teleconference