



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
September 20, 2024 AT 11:00 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, September 20, 2024 at 11:02 a.m., via video teleconference.

In attendance were Directors:

Jeff Powles, President

Patrick Anderson, Vice President

Thomas Pucciano, Treasurer / Secretary

Hannah Buzzell, Assistant Secretary

Also, in attendance were:

Heather Smith, WSDM

Audrey Johnson, White Bear Ankele, Tanaka, Waldron

1. Call to Order/Declaration of Quorum: President Powles called the meeting to order at 11:00 a.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: Ms. Johnson advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Johnson 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. Ms. Johnson 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: President Powles moved to approve the Agenda as presented; seconded by Director Anderson. Motion carried.
4. Public Comment: There was no public comment.
5. Consent Agenda: Ms. Smith introduced the items on the Consent Agenda and presented an overview of the current Financial Statements. After review, President Powles moved to approve the Consent Agenda as presented; seconded by Director Pucciano. Motion passed unanimously.
 - a. Approval of Meeting Minutes from July 19, 2024
 - b. Payment of Claims – through September 20, 2024
 - c. Unaudited Financial Statements as of August 31, 2024

6. Legal Matters:

- a. Revisit Consideration of Acceptance of Phase 1 – Retaining Wall and Fencing: Ms. Johnson introduced a list of documents that were never executed with the initial acceptance of landscaping in Phase 1 and should be revisited in conjunction with the acceptance of the wall and fencing. President Powles introduced the completed compaction reports, which are the final record necessary for acceptance of the wall and fencing. President Powles moved to accept all portions of Phase 1 landscaping and to approve the Bill of Sale, Indemnification Agreement, and Warranty Agreement with Grays Development Company Inc. (Phase 1 – Retaining Wall and Fencing), to include the Phase 1 landscaping as accepted in 2023; seconded by Director Anderson. Motion carried.
- b. Review and Consider Acceptance of Phase 2 - Landscape Improvements: Ms. Johnson introduced documentation from NES regarding the landscape in Phase 2, which is now ready for acceptance. President Powles moved to accept the landscaping in Phase 2 and approve the Bill of Sale, Indemnification Agreement and Warranty Agreement with Grays Development Company Inc. (Phase 2 - Landscape Improvements); seconded by Director Pucciano. Motion carried.
- c. Review and Consider Adoption of Resolution In Opposition to the Statewide Proposals, Initiatives 50 & 108: No action needed.

7. Adjournment: The Board unanimously adjourned the meeting at 11:32 a.m.

- a. The next Regular Board Meeting will be held November 8, 2024, at 11:00 a.m. via teleconference.

Respectfully Submitted,



By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 20, 2024 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

V@WM 2024.09.20 Minutes HS

Final Audit Report

2025-02-26

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