



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
November 8, 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, November 8, 2024, at 11:08 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: Ms. Smith called the meeting to order at 11:09 a.m. and confirmed a quorum was present.
2. Conflict of Interest Disclosures: Ms. Smith advised the Board that conflicts of interest were filed with the Secretary of State's Office and the Board by White Bear Ankele Tanaka & Waldron.
3. Approval of the Agenda: President Powles moved to approve the Agenda as presented; seconded by Director Pucciano. 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 September 20, 2024
 - b. Payment of Claims – for September 20th- October 31, 2024
 - c. Unaudited Financial Statements as of October 31, 2024
 - d. Approval of Amended and Restated Public Records Request Policy
 - e. Approval of Notice to Electors Pursuant to § 32-1-809, C.R.S.
 - f. Approval of Procurement Policy
6. Legal Matters:
 - a. Consider Adoption of Annual Administrative Resolution (2025): Ms. Johnson presented the Annual Administrative Resolution with Board Meetings established at 11:00 a.m. on the second Friday of the first month of each quarter. President Powles moved to approve Annual Administrative Resolution as presented; seconded by Director Pucciano. Motioned passed unanimously.
 - b. Discussion Regarding Limitations of SB 24-233/ SB 24-1001: Ms. Johnson advised legislation was passed regarding property taxes. An annual cap of 5.25% tear over year on increased revenue

collected by the District, excluding new construction. Ms. Johnson advised that this cap will not impact the bond repayment due to the district already issuing debt.

- i. Consider Adoption of Resolution Calling May 2025 Election: Ms. Johnson recommended that the District not move forward with a TABOR election to eliminate the cap, proceeding only with an election for the Directors. Legal counsel will act as DEO and the election will be cancelled if there are not more candidates than available seats; saving the district costs. President Powles moved to adopt Resolution Calling for May 2025 Election; seconded by Director Pucciano. Motion carried unanimously.

7. Insurance Matters:

- a. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits, Property Schedule, and Authorization to Bind Coverage: President Powles moved to approve the binding of new coverage for the 2025 policy period as presented; seconded by Director Pucciano. Motion passed unanimously.

8. Financial Matters:

- a. Conduct a Public Hearing on 2024 Budget Amendment and Consider Adoption of Resolution Amending the 2024 Budget: President Powles moved to open the public hearing; seconded by Director Pucciano. Motion carried unanimously and a Public Hearing was opened. No public was present to offer comment. President Powles moved to close the public hearing; seconded by Director Pucciano. Motion carried unanimously. President Powles moved to adopt the Amended 2024 Budget as presented; seconded by Director Pucciano. Motion carried unanimously.
- b. Conduct a Public Hearing on the 2025 Budget and Consider Adoption of Resolution Adopting the Budget, Appropriating Funds, and Certifying Mill Levies: President Powles moved to open the public hearing; seconded by Director Pucciano. Motion carried unanimously and a Public Hearing was opened. No public was present to offer comment. President Powles moved to close the public hearing; seconded by Director Pucciano. Motion carried unanimously. Director Buzzell moved to approve the Resolution Adopting the 2025 Budget; seconded by President Powles. Motion carried unanimously.

9. New Business:

- a. Review and Consider Approval of the 2025 WSDM Engagement Letter: President Powles moved to approve the WSDM Engagement as presented; seconded by Director Pucciano. Motion passed unanimously.
- b. Ms. Smith updated the board regarding the ADA compliance on the District's website with the appropriate disclosures posted and staff available to remediate documents upon request. Ms. Smith reported that to date, there have been no remediation requests for this district.

10. Adjournment: President Powles moved to adjourn the meeting at 11:39 a.m.; seconded by Director Anderson. Motion carried unanimously.

- a. The next Regular Board Meeting will be held February 14, 2025, at 11:00 a.m.

Respectfully Submitted,



By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 8, 2024 MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

V@WM 2024.11.08 Minutes - approved

Final Audit Report

2025-03-04

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