



**MINUTES OF THE SPECIAL MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
February 26, 2025, AT 3:00 p.m.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Wednesday, February 26, 2025, at 3:00 p.m., via video teleconference.

In attendance were Directors:

Jeff Powles, President

Thomas Pucciano, Treasurer / Secretary

Hannah Buzzell, Assistant Secretary

Also, in attendance were:

Heather Smith, WSDM

George Rowley, White Bear Ankele, Tanaka, Waldron

1. Call to Order/Declaration of Quorum: The meeting was called to order at 3:07 p.m. by President Powles and a quorum was confirmed as present.
2. Conflict of Interest Disclosures: Ms. Smith indicated that a quorum of the Boards was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Mr. Rowley informed 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 with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Smith inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Boards determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.
3. Approval of the Agenda: President Powles moved to approve the Agenda as presented; seconded by Director Pucciano. The motion passed unanimously.
4. Acknowledgement of Board Member Resignations and Consideration of Appointment to Vacancies:
 - a. Consider Election of Officers: President Powles moved to appoint Ryan Teater to the vacant seat and to elect Director Teater to serve as Vice President; seconded by Director Buzzell. The motion passed unanimously.
5. Public Comment: Pamela Reeves and Tom & Mary Trexler were present to observe and address the Board.
6. 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. The motion passed unanimously.

- a. Approval of Board Meeting Minutes from November 8, 2024
- b. Approval of Annual Townhall Meeting Minutes from November 8, 2024
- c. Payment of Claims for November 8th, 2024 through February 26, 2025
- d. Unaudited Financial Statements as of January 31, 2025
- e. Adoption of Resolution Establishing Posting Location

7. Legal Matters:

- a. Discussion Regarding Update on Regular District Election: Mr. Rowley advised that Friday, February 28th is the deadline for Self-Nominations for the May Election and no Self-Nomination Forms had been received to-date. President Powles will submit the Developer forms today.

8. Financial Matters:

- a. Consider Approval of 2024 Audit Engagement: President Powles moved to approve the 2024 Audit Engagement with BiggsKofford; seconded by Director Buzzell. The motion passed unanimously.

9. Adjournment: President Powles moved to adjourn the meeting at 3:25 p.m.; seconded by Director Buzzell. Motion carried unanimously.

- a. The next Regular Board Meeting will be held April 10, 2025, at 11:00 a.m.

Respectfully Submitted,

Jeff Powles

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL FEBRUARY 26, 2025 SPECIAL MEETING MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

V@WM 2025.02.26 Minutes HS

Final Audit Report

2025-08-06

Created:	2025-08-06
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAJHPWHUsHfH2ISQmryMnORZSPj0tgbqCr

"V@WM 2025.02.26 Minutes HS" History



Document created by Heather Smith (heather.s@wsdistricts.co)

2025-08-06 - 8:18:12 PM GMT



Document emailed to Jeff Powles (jpowles@lokalhomes.com) for signature

2025-08-06 - 8:18:15 PM GMT



Email viewed by Jeff Powles (jpowles@lokalhomes.com)

2025-08-06 - 9:08:23 PM GMT



Document e-signed by Jeff Powles (jpowles@lokalhomes.com)

Signature Date: 2025-08-06 - 9:08:38 PM GMT - Time Source: server



Agreement completed.

2025-08-06 - 9:08:38 PM GMT



Adobe Acrobat Sign