



**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
April 29, 2025, AT 11:00 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, April 29, 2025 at 11:00 a.m., via video teleconference.

In attendance were Directors:

Jeff Powles, President

Thomas Pucciano, Treasurer / Secretary

Ryan Teater, Assistant Secretary

Also, in attendance were:

Heather Smith, WSDM

Audrey Johnson, White Bear Ankele, Tanaka, Waldron

1. Call to Order/Declaration of Quorum: The meeting was called to order at 11:05 a.m. by President Powles and a quorum was confirmed as present.
2. Conflict of Interest Disclosures: Ms. Smith indicated that a quorum of the Board 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. Mrs. Johnson informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mrs. Johnson 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. Mrs. Johnson 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. Public Comment: No residents were present.
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 Teater. The motion passed unanimously.
 - a. Approval of Board Meeting Minutes from February 26, 2025
 - b. Payment of Claims for February 26, 2025 through April 11, 2025
 - c. Unaudited Financial Statements as of March 31, 2025
6. Legal Matters:

- a. Update on May Election Matters: Mrs. Johnson advised that the 2025 Election was canceled with fewer candidates than seats available. Directors Teater, Pucciano, and Buzzell have been elected. Oaths of office and Conflict of Interest Disclosures will be requested by counsel.

7. Financial Matters:

- a. Consider Approval of Brightview Contract Renewal for Landscape and Snow Removal Services: President Powles moved to approve the contract from Brightview for landscape maintenance and snow removal services as presented; seconded by Director Teater. The motion passed unanimously.
- b. Consider Approval of Task Order No. 3 for Cost Certification Services from Independent District Engineering Services: President Powles moved to approve the proposal from IDES as presented; seconded by Director Teater. The motion passed unanimously.

8. Adjournment: President Powles moved to adjourn the meeting at 11:27 a.m.; seconded by Director Teater. Motion carried unanimously.

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

Respectfully Submitted,

Jeff Powles

By: President

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 29, 2025 REGULAR MEETING MINUTES OF THE VISTAS AT WEST MESA METROPOLITAN DISTRICT.

V@WM 2025.04.29 Minutes HS

Final Audit Report

2025-08-06

Created:	2025-08-06
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfj9EuLcynV95dAwaPI1Mgu00TOEdm3WM

"V@WM 2025.04.29 Minutes HS" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)
2025-08-06 - 8:18:53 PM GMT
-  Document emailed to Jeff Powles (jpowles@lokalhomes.com) for signature
2025-08-06 - 8:18:56 PM GMT
-  Email viewed by Jeff Powles (jpowles@lokalhomes.com)
2025-08-06 - 9:08:51 PM GMT
-  Document e-signed by Jeff Powles (jpowles@lokalhomes.com)
Signature Date: 2025-08-06 - 9:09:06 PM GMT - Time Source: server
-  Agreement completed.
2025-08-06 - 9:09:06 PM GMT