



**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
VISTAS AT WEST MESA METROPOLITAN DISTRICT
July 11, 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, July 11, 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

George Rowley, WBA

Chris Jorgensen, Biggs Kofford

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 Teater. The motion passed unanimously.
4. Board of Directors Matters:
 - a. Consider Director Vacancy/Appointment – This item was tabled.
 - b. Consider Appointment of Officers – President Powles moved to appoint Ryan Teater to serve as Treasurer / Secretary and Thomas Pucciano to serve as Vice President; seconded by Director Teater. Motion passed unanimously.
5. Public Comment: No residents were present.
6. Financial Matters:
 - a. Chris Jorgensen of Biggs Kofford presented the draft 2024 Audit highlighting clarifications made in the values and dates of public infrastructure conveyance from the Developer to both the District and the City. The 2024 audit provides an unmodified and unqualified opinion with no significant

errors identified. After discussion, President Powles moved to accept the 2024 Audit subject to finalization by Biggs Kofford and approval of the Management Representation letter as presented; seconded by Director Teater. The motion passed unanimously.

- b. Third Amendment to the 2024 Budget:
 - i. President Powles moved to open a public hearing regarding the Third Amendment to the 2024 Budget; seconded by Director Teater. The motion passed unanimously. Having no public on the call, the hearing was closed.
 - ii. President Powles moved to approve the Resolution Amending the 2024 Budget as presented; seconded by Director Puccianno. The motion passed unanimously.

- 7. 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 April 29, 2025
- b. Payment of Claims for April 11, 2025 through July 11, 2025
- c. Unaudited Financial Statements as of June 30, 2025

- 8. Legal Matters:

- a. Review and Consider Approval of Resolution Adopting A Digital Accessibility Policy and Designating A Compliance Officer – This item was tabled.

- 9. General Business:

- a. The Board discussed the upcoming acceptance of the Phase 3 improvements. A Special Meeting has been set for August 8, 2025 at 11:00 a.m. for consideration of acceptance.

- 10. Adjournment: President Powles moved to adjourn the meeting at 11:38 a.m.; seconded by Director Teater. Motion carried unanimously.

- a. The next Regular Board Meeting will be held August 8, 2025, at 11:00 a.m.

Respectfully Submitted,

Jeff Powles

By: President

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


V@WM 2025.07.11 Minutes HS

Final Audit Report

2025-08-08

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