



VISTAS AT WEST MESA METROPOLITAN DISTRICT

Special Board Meeting

Friday, November 14, 2025, at 11:00 a.m.

Via Teleconference

<https://video.cloudoffice.avaya.com/join/119228616>

Phone: (213) 463-4500 / Meeting ID: 119228616

Board of Directors	Title	Term
Jeff Powles	President	May 2027
Ryan Teater	Vice President	May 2029
Thomas Pucciano	Treasurer/Secretary	May 2029
Hannah Buzzell	Member at Large	May 2027
Vacant	Member at Large	May 2029

AGENDA

1. Call to Order/Declaration of Quorum
2. Conflict of Interest Disclosures
3. Approval of Agenda
4. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Board. Any item may be removed from the Consent Agenda upon request of any Board member.
 - a. Approval of Board Meeting Minutes from August 8, 2025 (enclosure)
 - b. Unaudited Financial Statements as of October 31, 2025 (enclosure)
 - c. Approve Payables through November 14, 2025 (enclosure)
5. Financial Matters
 - a. Public Hearing on 2025 Budget Adoption
 - i. Consider Adoption of Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies (enclosed)
6. Administrative Matters
 - a. Discuss and Approve Regular Meeting Schedule for 2026
 - b. Consider Approval of 2026 Joint Annual Administrative Resolution (separate cover)
 - c. Review and Consider Approval of WSDM- District Managers Engagement Letter (under separate cover)
 - d. Consider Approval of Updated WBA, PC Engagement Letter Per HB25-1090 (separate cover)
 - e. Review and Consider Approval of BiggsKofford 2025 Audit Engagement Letter
 - f. Discuss and approve authorization of 2026 SDA Membership
 - g. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool

- h. Review and Consider Approval of Worker's Compensation Coverage with CSD Pool (or waiver)
 - i. Approval of Resolution Designating 2026 Meeting Notice Posting Locations (separate cover)
- 7. Adjournment
 - a. Next Regular Meeting – TBD