

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
VISTAS AT WEST MESA METROPOLITAN DISTRICT  
HELD NOVEMBER 14<sup>th</sup>, 2025, AT 11:00 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Friday, November 14, 2025, at 11:00 AM via teleconference.

Attendance

Directors:

Jeff Powles, President  
Ryan Teater, Vice President  
Thomas Pucciano, Treasurer/Secretary

Directors Absent:

Hannah Buzzell, At Large (excused)

Also in attendance were:

Audrey Johnson, WBA, PC  
George Rowley, WBA, PC  
Danielle Daigle-Chavez, WSDM Managers  
Various Members of the Public

1. Call to Order/Declaration of Quorum: The meeting was called to order at 11:03 a.m. by President Powles.
2. Conflict of Interest Disclosures: Ms. Daigle-Chavez 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. Ms. Daigle-Chavez informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Daigle-Chavez 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. Daigle-Chavez inquired into whether members of the Board 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 Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.
3. Approval of Agenda: President Powles moved to approve the agenda as presented; seconded by Director Teater. Motion passed unanimously.
4. Consent Agenda:
  - a. Approval of Board Meeting Minutes from August 8, 2025.

- b. Unaudited Financial Statements as of October 21, 2025.
- c. Approve Payables through November 13, 2025. After discussion, President Powles motioned to approve the consent agenda as presented, seconded by Director Teater. Motion passed unanimously.

5. Financial Matters:

- a. Public Hearing on 2026 Budget Adoption. President Powles motioned to enter into a public hearing on the 2026 Budget Adoption at 11:10 a.m., seconded by Director Teater. Motion passed unanimously. No public comment. President Powles motioned to exit a public hearing at 11:11 a.m., seconded by Director Teater. Motion passed unanimously.
  - i. Consider adoption of Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year and Certifying Mill Levies. After review, President Powles motioned to approve the Resolution to adopt the 2026 Budget, Appropriating Sums of Money for the 2026 Calendar Year, and Certifying Mill Levies, seconded by Director Pucciano. Motion passed unanimously.

6. Administrative Matters:

- a. Discuss and Approve Regular Meeting Schedule for 2026. Discussion was had regarding setting one meeting date for January 22<sup>nd</sup>, 2026, at 11:00 a.m. and finalizing a recurring meeting schedule for the remainder of the year after new Board members have been appointed.
- b. Consider Approval of 2026 Joint Administrative Resolution. After discussion, President Powles motioned to approve the 2026 Annual Administrative Resolution, subject to an amendment for section 17, meeting schedule, seconded by Director Pucciano. Motion passed unanimously.
- c. Review and Consider Approval of 2026 WSDM-Managers Engagement Letter. President Powles motioned to approve the 2026 WSDM-Managers engagement letter, seconded by Director Pucciano. Motion passed unanimously.
- d. Consider Approval of updated WBA, PC Engagement Letter per HB25-1090. After review, President Powles motioned to approve the 2026 WBA, PC engagement letter, seconded by Director Pucciano. Motion passed unanimously.
- e. Review and Consider Approval of BiggsKofford 2025 Audit Engagement Letter. President Powles motioned to approve the BiggsKofford 2025 Audit Engagement letter, seconded by Director Pucciano. Motion passed unanimously.
- f. Discuss and Approve authorization of 2026 SDA Membership. Director Pucciano motioned to approve authorization of 2026 SDA membership, seconded by President Powles. Motion passed unanimously.
- g. Review and Consider Approval of 2026 General Liability Coverage with CSD Pool. After review, President Powles motioned to approve 2026 General Liability Coverage with the CSD Pool, seconded by Director Teater. Motion passed unanimously.
- h. Review and Consider Approval of Worker's Compensation Coverage with CSD Pool (or waiver). President Powles motioned to approve Worker's Compensation coverage with the CSD Pool, seconded by Director Pucciano. Motion passed unanimously.
- i. Approval of Resolution Designating 2026 Meeting Notice Posting Locations. After discussion, President Powles motioned to approve the Resolution Designating 2026 Meeting Notice Posting Locations, seconded by Director Pucciano. Motion passed unanimously.

7. Adjournment: President Powles moved to adjourn at 11:29 a.m.; seconded by Director Pucciano. Motion passed unanimously.

Respectfully Submitted,  
WSDM - Managers

Approved

*Hannah Buzzell*

---

DRAFT