

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
VISTAS AT WEST MESA METROPOLITAN DISTRICT
HELD JANUARY 22, 2026, AT 11:00 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Vistas at West Mesa Metropolitan District was held on Thursday, January 22, 2026, at 11:00 AM via teleconference.

Attendance

Directors:

Hannah Buzzell, At Large
Ryan Teater, Vice President
Thomas Pucciano, Treasurer/Secretary

Directors Absent:

Also in attendance were:

Audrey Johnson, WBA, PC
George Rowley, WBA, PC
Danielle Daigle-Chavez, WSDM Managers
George Dufresne, WSDM Managers
Carol Gilligan, Member of the Public
Neil Young, Member of the Public
Kat Bainbridge, Member of the Public

1. Call to Order/Declaration of Quorum: The meeting was called to order at 11:02 a.m. by Ms. Daigle-Chavez.
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: Director Pucciano moved to approve the agenda as presented; seconded by Director Teater. Motion passed unanimously.

4. Director Matters:
 - a. Acknowledgement of Resignation from President Powles
 - b. Consider Appointment of Qualified Individuals to the Board. Director Teater motioned to appoint Carol Gilligan to the Board Vacancy, seconded by Director Pucciano. Motion passed unanimously.
 - c. Discuss and Consider Election of Officers. After discussion, Director Teater motioned to nominate Tomas Pucciano to the President seat, Director Buzzell to the Treasurer/Secretary seat, and Carol Gilligan to the Assistant Secretary seat, seconded by Director Pucciano. Motion passed unanimously.

5. Consent Agenda:
 - a. Approval of Board Meeting Minutes from the regular meeting on November 14, 2025, and Meeting Minutes from the annual meeting on November 14, 2025.
 - b. Approve Payables through January 22, 2026.
 - c. Approval of Unaudited Financials through December 31, 2025.
 - d. Ratification of Transparency Notice pursuant to C.R.S. §32-1-809
 - e. Ratification of Independent Contractor Agreement with WSDM for Management Services
 - f. Ratification of Orten, Cavanaugh Holmes and Hunt, LLC Engagement Letter for Special Counsel Services. After discussion, President Pucciano motioned to approve the consent agenda as presented, seconded by Director Buzzell. Motion passed unanimously.

6. Financial Matters:

7. Management Matters:
 - a. Covenant Administrator's Report. Mr. Dufresne provided the update to the Board regarding ongoing Covenant Enforcement in the District. Violation letters have continued to be sent for parking violations, and the recurring fire lane parking was not observed during the most recent drive-through of the community.
 - b. Review and Consider Proposals for Towing Services. After discussion, President Pucciano motioned to engage Walt's Towing for District services, pending legal review, seconded by Director Buzzell. Motion passed unanimously.
 - c. Discuss Regular Meeting Schedule for 2026 and Consider Adoption of Amendment to 2026 Annual Administrative Resolution. After review, Director Teater motioned to meet monthly on the 4th Thursday at 11 a.m. and to amend the 2026 Annual Administrative Resolution accordingly, seconded by Director Buzzell. Motion passed unanimously.

8. Other Business:

9. Public Comment: Discussion was had regarding ongoing parking concerns within the District. President Pucciano noted that two no-parking signs will be installed at 840 and 856 Beckton Heights, pending completion of construction in that area. Discussion was had regarding an additional no-parking sign for the permanent gate at Hook Grove, and potential curb painting for the fire lane.

10. Upcoming Meetings- Next scheduled regular Meeting will be February 26, 2026, at 11 a.m.

11. Adjournment: Director Teater motioned to adjourn the meeting at 11:58 a.m., seconded by President Pucciano. Motion passed unanimously.

Respectfully Submitted,

Danielle Daigle-Chavez

WSDM – Managers

Approved

Hannah Buzzell

V@WMMD 1.22.26 Meeting Minutes

Final Audit Report

2026-03-02

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