

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JANUARY 20, 2022

A regular meeting of the Board of Directors of the Vista Ridge Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, the 20th day of January, 2022, at 5:30 p.m. at the Vista Ridge Community Center, 2750 Vista Parkway, Erie, Colorado. The meeting was open to the public.

ATTENDENCE

Directors In Attendance Were:

Michael Lund
John Z. Ocwieja
James Schulze

Also In Attendance Were:

Matt Cohrs and Nick Moncada; Special District Management Services, Inc. ("SDMS")

Jeff Erb, Esq.; Seter & Vander Wall, P.C.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflict of interest statements for Director Lund and that said statement was filed with the Secretary of State at least seventy-two hours in advance of the meeting in accordance with the statute. Mr. Cohrs requested that the Directors consider whether they had any new conflicts of interest which had not been previously disclosed. There were no additional disclosures made.

ADMINISTRATIVE MATTERS

Agenda: A quorum was confirmed. Mr. Cohrs requested that the Board review and approve the proposed agenda for the District's regular meeting.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and upon vote, unanimously carried, the agenda was approved as presented.

Board Vacancies and Appointment of Treasurer: The Board tabled the appointment of a Treasurer to the March meeting.

Meeting Minutes: The Board reviewed the Minutes of the October 28, 2021 Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Minutes from October 28, 2021 Special Meeting, were approved as amended.

Public Comment: There were no public comments.

FINANCIAL MATTERS

Payment of Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Oct. 31, 2021	Period Ending Nov. 21, 2021	Period Ending Dec. 31, 2021
General	\$ 92,467.21	\$ 96,070.04	\$ 149,086.49
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ 82,197.25	\$ -0-	\$ -0-
Total	\$ 174,664.46	\$ 96,070.04	\$ 146,086.49

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board ratified approval of the payment of claims, as presented.

Unaudited Financial Statements for the period ending December 31, 2021: The Board reviewed the unaudited financial statements and schedule of cash position for the period ending December 31, 2021.

Following review and discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position for the period ending December 31, 2021.

System Development Fees (“SDF”) for 2022: The Board discussed the System Development Fee for 2022.

Following review and discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the System Development Fee of \$16,467.46 per gross Acre of land within the Boundaries of the District as applied to the parcels in the Planning Areas within the Property.

LEGAL MATTERS

New General Counsel Services for the District: The Board discussed new General Counsel services for the District.

Following discussion, upon motion duly made by Director Lund, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the engagement of Jeffrey Erb, Esq. and Seter & Vander Wall, P.C. as General Counsel.

RECORD OF PROCEEDINGS

Designated Election Official for May 3, 2022 Board Election: The Board discussed the designated election official for the May 3, 2022 Board Election.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Lund and, upon vote, unanimously carried, the Board authorized the change of the Designated Election Official to Michelle Barrasso of Seter & Vander Wall, P.C.

OPERATION AND MAINTENANCE MATTERS

Three-Year Capital Repair and Replacement Plan: Mr. Cohrs presented to the Board a Three-Year Capital Repair and Replacement Plan. No action was taken by the Board.

Project Manager's Report: Mr. Moncada presented to the Board the Project Manager's Report.

Irrigation System and Irrigation Pump Replacement: Mr. Moncada gave an update to the Board on the Irrigation System and a status on the Irrigation Pump Replacement.

Community Fence Installation: Mr. Moncada and Mr. Cohrs provided an update to the Board on the Community fence installation.

Landscape Design Firm: Mr. Cohrs updated the Board on the Agreement with Norris Design. No further action was taken.

OTHER MATTERS

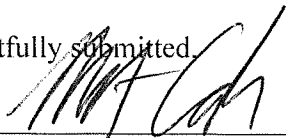
There was no other business at this time.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Squillace, seconded by Director Schulze and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By


Secretary for the Meeting