

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MAY 19, 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 19th day of May, 2022, at 5:30 p.m. at the Colorado National Golf Course, 2700 Vista Parkway, Erie, Colorado 80516. The meeting was open to the public.

ATTENDENCE

Directors In Attendance Were:

Michael Lund
John Z. Ocwieja
Todd Sargent
Valerie Swanson
Scott Wood

Also In Attendance Were:

Nick Moncada; Special District Management Services, Inc. (“SDMS”)

Rob Grall (for a portion of the meeting); Colorado National Golf Club

Jeffrey 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. Attorney Erb 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. Attorney Erb requested that the Board review and approve the proposed agenda for the District’s regular meeting.

Following discussion, upon motion duly made, seconded and upon vote, unanimously carried, the agenda was approved with the addition of an update from Mr. Grall regarding golf course operations moved to the top of the agenda.

Update re Colorado National Golf Club Operations: Mr. Grall provided an update regarding golf course operations, including a proposal for a fence along the driving range and updates regarding the coal creek pump station.

[*At this time, Mr. Grall departed.]

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Update re Results of May 3, 2022 Election: Attorney Erb noted that Directors Sargent, Swanson and Wood were elected at the May 3 director election. Their terms will run through May 2025.

Conflict of Interest Disclosures and Statements of Qualification: Attorney Erb reviewed with the Board members the rules regarding disclosures of conflicts of interest, noting that any conflicts will need to be disclosed no less than 72-hours before a meeting and, in general, a conflicted director will not be able to participate in discussion or vote on matters in which there is a conflict or potential conflict of interest. Attorney Erb also reviewed the Statement of Qualification, which is a form used to confirm each Board member's qualification to sit of the Board. These forms are presented after each election and annually for review and updating. Each director is responsible for identifying and disclosing any conflicts. No director disclosed any conflicts.

Appointment of Officers: The Board entered into discussion regarding the appointment of officers. The Board is required to have a President, Treasurer and Secretary, although the Secretary is not required to be a member of the Board.

Following discussion, upon motion duly made, seconded and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Michael Lund
Treasurer	John Ocwieja
Secretary	Matt Cohrs (District Manager)
Asst. Secretary	Todd Sargent
Asst. Secretary	Valerie Swanson
Asst. Secretary	Scott Wood

Meeting Minutes: The Board reviewed the Minutes of the April 21 2022 Regular Meeting.

Following discussion, upon motion duly made, seconded and, upon vote, unanimously carried, the Minutes from the April 21, 2022 Regular Meeting, were approved as presented.

Public Comment: There was no public comment.

FINANCIAL MATTERS

Payment of Claims: The Board considered approval and ratification of the e payment of claims as follows:

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Fund	Period Ending May 2022
General	\$ 121,847.92
Debt	\$ -0-
Capital	\$ -0-
Total	\$ 121,847.92

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

Unaudited Financial Statements for the period ending April 30, 2022: The Board reviewed the unaudited financial statements and schedule of cash position for the period ending April 30, 2022. The Board discussed the desire to use Conservation Trust Funds to help with various park and recreation improvements. Attorney Erb will follow-up with Mr. Cohrs on allocating these funds during the year.

Following review and discussion, upon motion duly made, seconded and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position for the period ending April 30, 2022.

LEGAL MATTERS

Columbine Park: The Board discussed the possibility of the Town of Erie using its own water to irrigate Columbine Park, which is currently irrigated with District water. The Board discussed amending or terminating the existing agreement between the District and Erie regarding the water use to allow Erie to use its own water, noting that the transition (1) will make it easier for Erie to maintain the park; and (2) reduces the demand on the District's water supply and distribution system.

Mr. Erb noted that he just recently received the District's records from prior counsel and will follow up with Mr. Cohrs regarding a discussion with the Town of Erie about this transition and the appropriate mechanism to make the transition.

Contract Review and Policy: Mr. Erb will begin a review and audit of the existing contracts and vendors with the District to confirm contracts are in place with current vendors. This project will occur over the next couple months. Mr. Erb will also coordinate with Mr. Cohrs regarding a proposed contract policy for adoption by the Board regarding contract requirements and forms for different types of projects.

OPERATION AND MAINTENANCE MATTERS

Overview of Water Leases and Shares

A presentation regarding the District's water leases and ownerships is scheduled for the June meeting.

Legal work from the District's water attorney is underway regarding the purchase of a share of the Marshall Division water.

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

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

Community Fence Installation: Mr. Moncada provided an update to the Board on the Community fence installation, noting that it is approximately 80% done.

Norris Design Agreement: Mr. Moncada noted that Norris Design is still in the initial planning phase for the landscape project. The Board notes its desire to get this project moving forward, with the hope of having an initial phase ready for bidding at the end of the summer or fall.

Sidewalk Repair: There was no updated at this time.

Concrete Work on Access Trails: There was no update at this time.

OTHER MATTERS

Landscape Maintenance. The Board reviewed proposals from Arrowhead regarding the beautification and repair of various areas within the District. The Board noted that any repairs at this time should be done in context with the anticipated landscape remodel over the next couple years. Upon motion made, seconded and unanimously carried, the Board approved up to \$16,000 for rock and other clean up items as set forth in the proposal. Mr. Moncada will follow up with Arrowhead regarding the approved scope of work. The Board also noted that it would like to follow up with Arrowhead regarding weed control in various areas within the District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

By 
Secretary for the Meeting