

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JUNE 16, 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 16<sup>th</sup> day of June, 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.

#### ATTENDANCE

##### Directors In Attendance Were:

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

##### Also In Attendance Were:

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

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

Members of the Public: Steve and Patty Gaines; Liz Wilson Monica Kerber; and additional members of the public.

#### 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. Mr. Cohrs requested that the Board review and approve the proposed agenda for the District's regular meeting. The Board determined to move the discussion regarding landscaping to earlier in the meeting after public comment.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Wood and upon vote, unanimously carried, the agenda was approved as modified.

Meeting Minutes: The Board reviewed the Minutes of the May 19 2022 Regular Meeting. A couple edits to the minutes were requested.

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Following discussion, upon motion duly made by Director Wood, seconded by Director Sargent and, upon vote, unanimously carried, the Minutes from the May 19, 2022 Regular Meeting, were approved, as amended.

**Public Comment:** Public questions and comments were made regarding the District's debt, webpage updates, landscape concerns, fencing, and the maintenance of streets and sidewalks..

**Landscape Update:** The Board had a discussion and received additional public comment regarding the landscape maintenance and capital projects for District common area landscape, actions that can be taken now, and future plans for the redesign.

Arrowhead provided an update on the landscape maintenance, including irrigation repairs, native mowing, weed control, and ideas for short term beautification of certain areas in light of the upcoming capital project.

The Board discussed the proposal by Arrowhead in the amount of \$50,000 for the removal of dead shrubs and small trees, noting that these items will have to be removed as part of the upcoming capital project and will improve the look of the community. Upon motion made by Director Sargent, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved the dead shrub removal by Arrowhead in the amount of \$50,000.

Mr. Cummings from the Vista Ridge HOA updated the Board on HOA plans to coordinate the design between the District's landscape project and the HOA's landscape.

**Special Meetings and Budget Workshop:** The Board discussed having a Special Meeting on July 21, 2022 and a Budget Workshop on September 15, 2022.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Ocwieja and, upon vote, unanimously carried, the Board approved having a Special Meeting on July 21, 2022 and a Budget Workshop on September 15, 2022.

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### **FINANCIAL MATTERS**

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

Fund	Period Ending May 2022
General	\$ 47,162.99
Debt	\$ -0-
Capital	\$ -0-
<b>Total</b>	<b>\$ 47,162.99</b>

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

**Unaudited Financial Statements for the period ending May 31, 2022:** The Board reviewed the unaudited financial statements and schedule of cash position for the period ending May 31, 2022.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Wood and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and schedule of cash position for the period ending May 31, 2022.

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### **LEGAL MATTERS**

**Columbine Park:** The Board discussed the possibility of the Town of Erie using Town water to irrigate Columbine Mine 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.

**Contract Review and Policy:** Mr. Erb updated the Board on the audit of existing contracts and vendors with the District to confirm contracts are in place.

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### **OPERATION AND MAINTENANCE MATTERS**

**Overview of Water Leases and Shares:** There was no update at this time.

**Irrigation System and Irrigation Pump Replacement:** There was no update at this time.

**Community Fence Installation:** There was no update at this time.

**Norris Design Agreement:** There was no update at this time.

**Sidewalk Repair:** There was no update at this time.

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

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### **OTHER MATTERS**

**Erb Law, LLC:** Attorney Erb reported to the Board that he has left Seter & Vander Wall, P.C. to open his own firm. The Board discussed retaining Attorney Erb.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Lund and, upon vote, unanimously carried, the Board retained Erb Law, LLC.


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### 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.

Respectfully submitted,

By   
Secretary for the Meeting