

## RECORD OF PROCEEDINGS

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### MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD SEPTEMBER 26, 2024

A special meeting of the Board of Directors (the “Board”) of the Vista Ridge Metropolitan District (the “District”) was convened on Tuesday, September 26, 2024, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Parkway, Erie CO 80516. The meeting was open to the public.

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#### **ATTENDANCE**

##### **Directors In Attendance:**

John Z. Ocwieja, Treasurer  
Valerie Swanson, Assistant Secretary  
Scott Wood, Assistant Secretary  
Todd Sargent, Assistant Secretary

Following discussion, upon motion made by Director Ocwieja, seconded by Director Sargent and, upon vote, unanimously carried, the absence of Director Lund was excused.

##### **Also In Attendance:**

AJ Beckman, Mark McGarey and David Rees; Public Alliance, LLC  
Jeffrey Erb, Esq and Jillian Martin, Esq.; Erb Law, LLC  
Thuy Dam; CliftonLarsonAllen, LLP (“CLA”)

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#### **DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST**

The meeting was called to order at 5:33 p.m.

**Disclosure of Potential Conflicts of Interest:** Annual conflict of interest disclosures were filed with the Secretary of State and deemed delivered to the Board. 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.

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#### **ADMINISTRATIVE MATTERS**

**Agenda:** Mr. Beckman reviewed the agenda with the Board.

Following review, upon a motion made by Director Ocwieja, seconded by Director Sargent, and, upon vote, unanimously carried, the Board approved the agenda.

**Special Meeting in November:** The Board entered into discussion regarding scheduling a special meeting in November.

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Following review, upon a motion made by Director Sargent, seconded by Director Ocwieja, and, upon vote, unanimously carried, the Board determined to schedule a special meeting on November 14, 2024 at 5:30 p.m. at Vista Ridge Community Center located at 2750 Vista Parkway, Erie CO 80516.

**Resignation of Secretary:** The Board discussed the resignation of AJ Beckman as Secretary to the Board and considered the appointment of Mark McGarey as Secretary to the Board.

Following discussion, upon motion duly made by Director Ocwieja, seconded by Director Sargent and, upon vote, unanimously carried, the Board acknowledged the resignation of AJ Beckman and appointed Mark McGarey as Secretary to the Board.

**Public Comment:** There was no public comment.

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**FINANCIAL MATTERS**

**Budget Workshop:** Ms. Dam reviewed the 2025 draft budget. The Board reviewed the District’s assessed valuation for the 2025 fiscal year and the mill levy needed to generate sufficient revenues for operations, debt service and capital projects. The Board discussed the budget including the funding needed for the landscape project in 2025, adjustments to the landscape maintenance contract, and general expenses. The Board determined to have its public hearing on the budget at the October regular meeting.

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**LEGAL MATTERS**

There were no legal matters to discuss at this time.

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**OPERATIONS AND MAINTENANCE MATTERS**

**Three-Rail Fence Assessment Report from Jones Commercial Fencing:** Mr. McGary reviewed with the Board the Three-Rail Fence Assessment Report from Jones Commercial Fencing. No action was taken by the Board.

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**OTHER MATTERS**

There were no other matters to discuss at this time.

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### **ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Ocwieja, seconded by Director Wood and, upon vote, unanimously carried, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,

Signed by:

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Secretary for the Meeting