

## RECORD OF PROCEEDINGS

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### MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD JANUARY 30, 2025

A regular meeting of the Board of Directors (the “Board”) of the Vista Ridge Metropolitan District (the “District”) was convened on Thursday, January 30, 2025, at 5:30 p.m. at the Vista Ridge Community Center located at 2750 Vista Parkway, Erie, CO 80516. The meeting was open to the public.

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#### **ATTENDANCE**

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

Michael Lund, President  
Valerie Swanson, Assistant Secretary  
Scott Wood, Assistant Secretary  
Todd Sargent, Assistant Secretary

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

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

Mark McGarey and David Rees; Public Alliance, LLC  
Jeffrey Erb, Esq and Jillian Martin, Esq.; Erb Law, LLC  
Mike Hoefer and Lyle Fair; Environmental Designs, LLC  
Steve Gains; Resident and member of Vista Reserve Homeowners Association

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

The meeting was called to order at 5:36 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. McGarey reviewed the agenda with the Board.

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

**Minutes:** The Board reviewed the minutes from the November 14, 2024 Regular Meeting and Annual Meeting.

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Following discussion, upon motion duly made by Director Swanson, seconded by Director Lund and, upon vote, unanimously carried, the Board approved the minutes of the November 14, 2024 Regular Meeting and Annual Meeting as presented.

**Public Comment:** Mr. Gaines indicated he was attending the meeting to support the Metropolitan District and facilitate the exchange of information. He provided the Board with updates on various Homeowner Association matters.

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### **FINANCIAL MATTERS**

**Payment of Claims:** The Board reviewed the payment of claims.

Following discussion, upon motion made by Director Lund, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending January 15, 2025, in the amount of \$502,795.57.

**Schedule of Cash Position and Property Taxes Reconciliation:** The Board reviewed the schedule of cash position for the period ending September 30, 2024, updated as of January 17, 2025 and the Property Taxes Reconciliation report.

Following discussion, upon motion duly made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board accepted the schedule of cash position for the period ending September 30, 2024, updated as of January 17, 2025, and Property Taxes Reconciliation.

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### **LEGAL MATTERS**

**Columbine Mine Park Irrigation Agreement with Town of Erie; Lease or Purchase of FRICO Water Shares:** Attorney Erb provided the Board with an update on recent discussions with the Town of Erie regarding a shared water agreement and the potential purchase or lease of Town of Erie FRICO water shares. Director Scott summarized the history of discussions with the Town, noting that a previous agreement proposed by the Town was deemed unfavorable to residents and was not supported by the Board. The Town has indicated a willingness to revise the agreement. It was noted further discussions are anticipated.

**Landscaping Tracts from the Town of Erie via Quit Claim Deed:** Attorney Erb reported to the Board that the transfer of parcels from the Town of Erie to the District has come back up in discussions with the Town of Erie. He noted the Town will need to schedule the transfer for for consideration by the City Council which is not expected to occur until after the Columbine Mine Park agreement is resolved.

**Integrated Water Facilities Common Use Agreement - Cost Sharing between District and Colorado National Golf Course:** Attorney Erb reported that Cost Sharing between District and Colorado National Golf Course is still pending. He noted an update from the Golf Course was requested.

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**Agreement with Colorado National Golf Course Regarding Landscaping Maintenance:** The Board reviewed an Agreement with Colorado National Golf Course regarding landscaping maintenance.

Following discussion, upon motion duly made by Director Wood, seconded by Director Lund and, upon vote, unanimously carried, the Board approved the Agreement with Colorado National Golf Course regarding landscaping maintenance.

**Resolution Authorizing District Representative to Approve Change Orders to Landscaping Agreement with Environmental Designs, LLC:** The Board reviewed a Resolution Authorizing District Representative to Approve Change Orders to Landscaping Agreement with Environmental Designs, LLC.

Following discussion, upon motion duly made by Director Lund, seconded by Director Sargent and, upon vote, unanimously carried, the Board adopted the Resolution Authorizing District Representative to Approve Change Orders to Landscaping Agreement with Environmental Designs, LLC.

**Other Updates:** Attorney Erb updated the Board on tax growth limitation laws that are going to impact the district.

Attorney Erb discussed with the Board the timing of May 6, 2025 Regular Election.

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### **OPERATIONS AND MAINTENANCE MATTERS** **Agreement between the District and Environmental Designs, LLC for 2025 Landscape Services:** The Board reviewed with the Board an Agreement between the District and Environmental Designs, LLC for 2025 landscape services.

Following discussion, upon motion duly made by Director Wood, seconded by Director Swanson and, upon vote, unanimously carried, the Board approved the Agreement between the District and Environmental Designs, LLC for 2025 landscape services.

**Agreement between the District and Environmental Designs, LLC for Snow Removal Services:** The Board reviewed an agreement between the District and Environmental Designs, LLC for snow removal services.

Following discussion, upon motion duly made by Director Sargent, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the Agreement between the District and Environmental Designs, LLC for snow removal services, subject to legal drafting the Agreement in the District's format.

**Change Order No. 3 from Environmental Design LLC to Complete Two Bores to Install New High-Density Polyethylene ("HDPE") Irrigation Lines at**

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**Primrose and Mountain View Boulevard:** The Board reviewed Change Order No. 3 from Environmental Design LLC to complete two bores to install new HDPE irrigation lines at Primrose and Mountain View Boulevard.

Following discussion, upon motion duly made by Director Wood, seconded by Director Swanson and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 3 from Environmental Design LLC to complete two bores to install new HDPE irrigation lines at Primrose and Mountain View Boulevard, in the amount of \$50,000.

**Change Order No. 4 from Environmental Design LLC for a 12" Bore Across Pine Along Mountain View:** The Board reviewed Change Order No. 4 from Environmental Design LLC for a 12" bore across pine along Mountain View.

Following discussion, upon motion duly made by Director Wood, seconded by Director Swanson and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 4 from Environmental Design LLC for a 12" bore across pine along Mountain View, in the amount of \$27,419.35.

**Change Order No. 5 from Environmental Design LLC for Cleaning and Replacement of Material at Wet Well:** The Board reviewed Change Order No. 5 from Environmental Design LLC for Cleaning and replacement of material at wet well.

Following discussion, upon motion duly made by Director Wood, seconded by Director Swanson and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 5 from Environmental Design LLC for Cleaning and replacement of material at wet well, in the amount of \$7,823.13.

**Crossing Table:** Mr. Rees reviewed the irrigation construction progress map and road crossing table with the Board.

**Manager's Report:** Mr. Rees and Mr. McGarey updated the Board on Management activities in the District as set forth in the Manager's Report.

**Fence Repair on the Sweringa Property:** The Board determined not to make any fence alterations at the Sweringa property at this time pending the future fence repair/replacement work to be conducted by the District in 2026.

**Small Lot Irrigation Plan:** Mr. Rees reviewed the small lot irrigation plan with the Board.

**Monument Update:** Mr. McGarey reported on the completion of the emblem installation at the Reserve monument.

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### CAPITAL PROJECTS

Landscaping Update from Environmental Designs, LLC: Environmental Designs, LLC updated the Board on the status of the construction project. They noted that additional crews will be deployed, and intersection boring will affect multiple intersections in the coming weeks.

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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 Lund, seconded by Director Sargent and, upon vote, unanimously carried, the meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Signed by:

  
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Secretary for the Meeting