



**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MOUNTAIN VISTA METROPOLITAN DISTRICT  
HELD OCTOBER 25, 2021 AT 8:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mountain Vista Metropolitan District was held on Monday, October 25, 2021 at 8:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Brian Bahr  
Jordan Savage  
Craig Anderson  
John Eliot  
Richard Vorwaller

Also in attendance were:

Kevin Walker, WSDM  
Rebecca Hardekopf, WSDM (via phone)  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Eric Stedman, Public attendee  
Greg Bucholz, Public attendee  
AA, Public attendee

1. Call to Order & Introductions: The meeting was called to order at 8:32 am by President Brian Bahr.

2. Approval of Agenda: Director Eliot moved to approve the Agenda as presented seconded by Director Vorwaller. Motion passed unanimously.

3. Regular Business Items

- a. Approval of Board Meeting Minutes from the September 2, 2021 Meeting
- b. Approval of Payables for the Period ending September 17, 2021
- c. Acceptance of Unaudited Financial Statements as of September 30, 2021 and the schedule of cash position updated as of September 30, 2021

Director Savage moved to approve the Regular Business Items as presented; seconded by Director Anderson. Motion passed unanimously. Mrs. Hardekopf requested that we move Management matters and Legal Matters until after Mr. Walker and Mr. Susemihl are able to join the meeting. President Bahr agreed jump to Public Comment and we will return to agenda items 4 and 5.

4. Management Matters:

- a. 8231 Diorite: Mr. Walker discussed this agenda item directly related to the trash fee concern for this property and their request for exclusion. Mr. Walker inquired if Mr. Stedman had any

additional comments or feedback for this. Mr. Stedman did not have any additional comment on this item at this time.

- b. Budget Update and Review: Mr. Walker reviewed the draft 2022 proposed budget that will be heard at the November 4, 2021 Board meeting for adoption and approval. Mr. Walker inquired if there were any items or question the Board may have.

#### 5. Legal Matters:

- a. Consider Approval of Exclusion Petitions from AE Barnes III, LLC and AE Zircon, LLC: Mr. Susemihl reviewed the proposed exclusion with the Board. Director Anderson moved to approve the Exclusion Petitions from AE Barnes III, LLC and AE Zircon, LLC as presented, seconded by Director Vorwaller. Motion passed unanimously.
- b. Bond Update: Mr. Walker noted the bond will be changed to \$12,000,000 rather than the \$18,000,000 as discussed and once the exclusion petitions are filed they will be able to proceed.

#### 6. Public Comment:

Mrs. Hardekopf asked if there was any public comment from resident AA on the tele/ videoconference and they replied in the chat they have nothing at this time.

Mr. Bucholz discussed his concerns regarding; landscaping, trash build-up, and the management of the community with the Board that requests not being addressed in a timely manner. President Bahr responded that he will discuss those concerns with Mr. Walker directly. Mrs. Hardekopf requested that Mr. Bucholz forward those requests to her and she will address them right away.

Mr. Stedman discussed his concerns with the CCR's directly related to the language around solar panels. Mrs. Hardekopf addressed this concern and why a submission is still required for approval. As well President Bahr and Mr. Walker addressed the flexibility allowed by state statute in regard to allowing solar panels. Mr. Stedman noted he will not be submitting an architectural submission at this time except for his patio as he doesn't plan on construction for some time on the other items.

Mr. Stedman inquired about the qualifications the current Board of Directors have in order be able to be on the Board. Mr. Walker noted he will send that supporting documentation to him before next meeting.

Mr. Stedman inquired about how the exclusion petitions from AE Barnes III, LLC and AE Zircon, LLC will benefit the current residents in the Mountain Vista community. Mr. Walker addressed his inquiry and explained the bond amount allocation and the process behind the exclusions.

#### 7. Other Business:

- a. Next Regular Meeting Date (Budget Hearing) – November 4, 2021 at 10:00 a.m.

#### 7. Adjournment: Director

Respectfully Submitted,  
Walker Schooler District Managers

*Kevin Walker* for

By: Kristina Kulick for the Recording Secretary