



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MOUNTAIN VISTA METROPOLITAN DISTRICT  
HELD JULY 20, 2023, AT 2:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mountain Vista Metropolitan District was held on Thursday, July 20, 2023, at 2:00 PM, at 8605 Explorer Dr, Colorado Springs, CO 80920 and virtually via video teleconference.

Attendance

In attendance were Directors:

Brian Bahr (Arrived late)  
Craig Anderson  
John Eliot  
Richard Vorwaller

Also in attendance were:

Heather Smith, WSDM  
Rebecca Harris, WSDM  
Susan Gonzales, WSDM  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.

1. Call to Order: The meeting was called to order at 2:12 PM by Ms. Smith.
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters: Ms. Smith confirmed a quorum was present. Mr. Susemihl confirmed all Directors are qualified and disclosures have been filed.
3. Approval of Agenda: The Board approved the Agenda as written.

Appointment of Officers: Director Eliot moved to keep the officer positions the same; seconded by Director Anderson. Motion passed unanimously.

4. Regular Business Items: After review, Director Eliot moved to accept the regular Business Items as presented; seconded by Director Vorwaller. Motion passed unanimously.
  - a. Approval of Board Meeting Minutes from the March 2, 2023 Meeting
  - b. Ratify approval of Payables through the Period ending July 20, 2023
  - c. Acceptance of Unaudited Financial Statements as of June 30, 2023 and the schedule of cash position updated as of June 30, 2023
5. Financial Matters:
  - a. Review and Consider Approval of the 2022 Audit and Presentation: President Bahr joined the meeting. Ms. Gonzales presented the District's 2022 Audit, noting that the Auditors provided an unmodified opinion, which is the highest level of assurance they can provide on a financial statement audit. After review, President Bahr moved to approve the 2022 Audit; seconded by Director Vorwaller. Motion passed unanimously.

6. Management Matters

- a. Manager's Report: Ms. Smith presented the Manager's Report.

7. Legal Matters

- a. Review and Consider Approval of Resolution Accepting Public Improvements Filings 3-5: After review, Director Eliot moved to approve the Resolution Accepting Public Improvements Filings 3-5; seconded by Director Vorwaller. Motion passed unanimously.
- b. Review and Consider Approval of Resolution Accepting Public Improvements Filing 6: Ms. Smith noted Filing 6 has not yet been accepted by the City, but they expect it to be any time now. After review, Director Eliot moved to approve the Resolution Accepting Public Improvements Filing 6 pending the City's acceptance; seconded by Director Vorwaller. Motion passed unanimously.

8. Public Comment: There was no public comment.

9. General Business:

- a. Review and Consider Approval of Playground/Park Maintenance Inspection Proposal: Ms. Smith presented the proposal for an annual inspection of the playground and sport court equipment for a cost of \$550. After review, Director Eliot moved to approve the proposal for one annual inspection. President Bahr asked how frequently the playground is inspected by WSDM. Ms. Smith explained the community is inspected every two weeks, but that doesn't include an inspection of the playground equipment. Ms. Harris explained that WSDM does not provide this service due to lack of expertise regarding playground and equipment safety. WSDM utilizes Rocky Mountain Playground Services to provide this service in other districts they manage. The motion was seconded by President Bahr. Motion passed unanimously.
- b. Discussion regarding Detention Pond and Retaining Wall Damage: Ms. Smith reported they are working with the original engineer to create a scope of work, which will be sent out for bid. Hammers Construction is currently working to clean out the pond to get it flowing again and a temporary rock berm was constructed at the top of the wall to redirect drainage avoiding further erosion until the wall is rebuilt.
- c. Review and Consider Approval of Replenishment of Mulch Proposal: Ms. Smith presented a proposal from Weisburg to replenish the mulch throughout the community. Ms. Harris explained that the wall and detention pond are priorities currently and recommended the Board table this item, and budget for mulch replenishment in 2024. The Board agreed with WSDM's recommendation and took no action. Ms. Harris noted the bioswales in Filings 3 and 4 have been working great during the recent heavy rains.

10. Adjourn: There being no further business to come before the Board, Director Vorwaller moved to adjourn at 2:28 PM; seconded by President Bahr. Motion passed unanimously.

Respectfully Submitted,

CRAIG ANDERSON

CRAIG ANDERSON (Oct 30, 2023 14:32 MDT)

Craig Anderson, Secretary







# MVMD 2023 07 20 Minutes - approved

Final Audit Report

2023-10-30

Created:	2023-10-29
By:	Heather Smith (heather.s@wsdistricts.co)
Status:	Signed
Transaction ID:	CBJCHBCAABAA2Q1IIUXh1IC12Pb9jOrLzOr9ffLtx9yM

## "MVMD 2023 07 20 Minutes - approved" History

-  Document created by Heather Smith (heather.s@wsdistricts.co)  
2023-10-29 - 5:35:43 PM GMT
-  Document emailed to anderson@highlandcommercial.com for signature  
2023-10-29 - 5:35:59 PM GMT
-  Email viewed by anderson@highlandcommercial.com  
2023-10-30 - 8:32:18 PM GMT
-  Signer anderson@highlandcommercial.com entered name at signing as cRAIG anDERSON  
2023-10-30 - 8:32:38 PM GMT
-  Document e-signed by cRAIG anDERSON (anderson@highlandcommercial.com)  
Signature Date: 2023-10-30 - 8:32:40 PM GMT - Time Source: server
-  Agreement completed.  
2023-10-30 - 8:32:40 PM GMT