



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MOUNTAIN VISTA METROPOLITAN DISTRICT  
HELD OCTOBER 5, 2023, AT 10:00 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mountain Vista Metropolitan District was held on Thursday, October 5, 2023, at 10:00 AM, at 8605 Explorer Dr, Colorado Springs, CO 80920 and virtually via video teleconference.

Attendance

In attendance were Directors:

Brian Bahr (Excused)  
Craig Anderson  
John Eliot  
Richard Vorwaller

Also in attendance were:

Heather Smith, WSDM  
Rebecca Harris, WSDM  
Kevin Walker, WSDM  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Eric Stedman, Resident

1. Call to Order: Director Eliot called the meeting to order at 10:02 a.m.
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters: Ms. Smith confirmed a quorum was present with President Bahr excused. Mr. Susemihl confirmed all Directors are qualified and disclosures have been filed.
3. Approval of Agenda: Director Eliot moved to approve the Agenda as stands; seconded by Director Vorwaller. Motion passed unanimously.
4. Review Letter of Interest to Fill Vacant Position and Consider Appointment: Ms. Smith presented a second letter of interest from property owner, Julie Hendershot, to fill the vacant position on the Board. Ms. Smith discussed the letter of interest provided by Eric Stedman at the last Board meeting and noted that the outstanding issue of the unpaid trash fees has not been resolved. Director Anderson commented that he does not support a person being on the Board who refuses to pay a required fee. Director Eliot commented that he doesn't understand not adhering to the District and then wanting to serve on the District Board and noted it feels like a conflict. Director Eliot discussed Julie Hendershot's letter of interest and noted she seems very qualified and does not have the conflict. Director Eliot moved to appoint Julie Hendershot to fill the vacancy. Director Vorwaller commented that he supports appointing Julie Hendershot. The motion was seconded by Director Anderson. Motion passed unanimously. Mr. Susemihl will send the Oath of Office and noted the term will expire in May 2025.

5. Regular Business Items: Director Eliot moved to approve the Regular Business Items as presented; seconded by Director Anderson. Motion passed unanimously.
  - a. Approval of Board Meeting Minutes from the September 7, 2023
  - b. Ratify approval of Payables through the Period ending September 21, 2023
  - c. Acceptance of Unaudited Financial Statements as of September 30, 2023, and the schedule of cash position updated as of September 30, 2023
6. Management Matters
  - a. Manager's Report: Ms. Smith presented the Manager's Report.
7. Public Comment: Mr. Stedman asked if the Board members are owners. Mr. Susemihl confirmed that each board member is eligible under Colorado Statute. Director Vorwaller confirmed he owns a home in the District and pays the trash fee every month. Ms. Harris also confirmed that all homes, even the model homes owned by Challenger pay the trash service fee. Ms. Harris explained that the other directors are eligible because they have a contract to purchase eligible property in the District, but they do not pay the trash fee because they do not own property that has trash service. Mr. Stedman referenced a court case from Highland Ranch and Mr. Susemihl explained that the directors are eligible to be appointed to the Board if they under contract to purchase and that court case referenced does not apply to this District's organization. Mr. Stedman commented that he has formed a Recall Committee.
8. General Business:
  - a. Discuss Vehicle Accident Insurance Claim and Consider Approval for Repairs: Ms. Smith reviewed the status of a vehicle accident insurance claim. The District's insurance will work with the driver's insurance to resolve the damage. Ms. Smith requested Board approval to authorize WSDM to proceed with repairs subject to the proposed cost being approved by insurance. Director Eliot moved to approve and authorize repairs subject to insurance approval; seconded by Director Vorwaller. Motion passed unanimously.
  - b. Discuss and Consider Approval of the 2023-2024 Season Snow Removal Contract: Ms. Smith presented the 2023-2024 Season Snow Removal Contract with Weisburg Landscape Maintenance. After review, Director Eliot moved to approve the Snow Removal Contract; seconded by Director Anderson. Motion passed unanimously.
  - c. Review and Consider Approval of the Bioswale Repair Proposal on 2 Lots: Ms. Smith presented the bioswale repair proposal for \$3,120.20 to clear the bioswales on two lots downstream. The Board reviewed the proposal and discussed bioswale maintenance moving forward. Director Vorwaller moved to approve the bioswale repair proposal as stipulated; seconded by Director Eliot. Motion passed unanimously.
  - d. Mr. Susemihl discussed the upcoming Annual Town Hall Meeting. Mr. Susemihl also discussed Proposition HH which will be on the ballot in November.
9. Adjourn: There being no further business to come before the Board, Director Eliot moved to adjourn at 10:30 a.m.; seconded by Director Anderson. Motion passed unanimously.
  - a. Next regular meeting date – November 2, 2023 at 10:00 a.m.
  - b. Annual Townhall Meeting Date – November 2, 2023 at 11:00 a.m.

Respectfully Submitted,

Craig Anderson

Craig Anderson (Jan 2, 2024 11:02 MST)

Craig Anderson, Secretary







# MVMD 2023 10 05 Minutes - approved

Final Audit Report

2024-01-02

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