



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT**
HELD May 2, 2024, 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, May 2, 2024, at 10:00 a.m., at 8605 Explorer Dr, Colorado Springs, CO 80920 and virtually via video teleconference.

Attendance

In attendance were Directors:

Autumn Mason
Craig Anderson
John Eliot
Richard Vorwaller

**Brian Bahr and Craig Anderson were excused.

Also in attendance were:

Heather Smith, WSDM
Pete Susemihl, Susemihl, McDermott & Downie, P.C.
Eric Stedman, Resident
Kendrick Morrison, Resident
Albert Lomas, 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: Director Eliot confirmed a quorum was present. Mr. Susemihl confirmed all Directors are qualified and disclosures have been filed.
3. Approval of Agenda: Director Vorwaller moved to approve the Agenda as presented; seconded by Director Eliot. Motion passed unanimously.
4. Consent Agenda: After review, Director Mason moved to approve the Consent Agenda as presented; seconded by Director Vorwaller. Motion passed unanimously.
 - a. Approval of Board Meeting Minutes from February 1, 2024
 - b. Ratification of Approval of Payables through the Period ending May 2, 2024
 - c. Acceptance of Unaudited Financial Statements as of April 25, 2024, and the Schedule of Cash Position Updated as of April 25, 2024
5. Management Matters
 - a. Manager's Report: Ms. Smith presented the Manager's Report.
6. Public Comment: Residents inquired regarding the Design Guideline Amendments, the Architectural Application process, and potential variances. A request was made to provide residents with the "Redlined" version of the proposed Design Guideline amendments to better note what has changed. Ms. Smith clarified that the Design Guidelines are only a guide, and variances can be considered on a case-

by-case basis. Director Mason clarified that the Architectural Application process is required to be followed for repairs with identical materials as well as for exterior changes.

7. General Business

- a. Review and Consider Approval of Storm Grate Modification Proposal - Ms. Smith introduced a proposal from Hammers Construction for modifications to the existing storm drain grate, which would raise the grate ten inches (10”), allowing debris to be caught on the sides of the grate rather than gathering over-top. After discussion, Director Mason moved to approve the proposal for a total cost of \$4,475.00; seconded by Director Eliot. Motion passed unanimously.
 - b. Review and Consider Appointment to the Architectural Committee (AC) – Ms. Smith explained that the Architectural Committee should be comprised of at least three (3) volunteers, who would bear the responsibility of reviewing applications and making a determination when the scope surpasses that of the review Management is able to provide or in the event of an appeal. After Discussion, Director Eliot moved to appoint Eric Stedman, Autumn Mason, and Director Vorwaller to serve as the Architectural Committee; seconded by Director Vorwaller. Motion passed unanimously.
 - c. Review and Consider Approval of Resolution Amending the Design Guidelines – Ms. Smith introduced the proposed amendments, made primarily for clarification and correctio of grammar throughout the document. After discussion, Director Eliot moved to approve the Resolution Amending the Design Guidelines as presented; seconded by Director Mason. Motion passed unanimously.
 - d. Review and Consider Approval of Resolution Adopting Policy Establishing Best Management Practices for Biofiltration Swales. Ms. Smith introduced the document and explained that the service has been increased from one (1) mow per year to three (1) mows with the recently renewed Landscape Maintenance Contract. Residents suggested that additional verbiage be added to provide periodic inspections of the Bioswales and the atrium grate covers, permitting the District to bill any Owners who have failed to maintain their Bioswale or caused damage to their grate cover. Residents also requested that the policy be expanded to include an explanation regarding limiting use of chemical weed control on the Bioswales. The residents also requested that clarification of services be made with the Landscape Maintenance Contractor to ensure the native grasses in the Bioswales are not trimmed below four inches (4”) and to require removal of debris after trimming. The Board agreed with the suggestions provided. After discussion, Director Mason moved to approve the Resolution Adopting Policy Establishing Best Management Practices for Biofiltration Swales as amended throughout this discussion; seconded by Director Vorwaller. Motion passed unanimously.
 - e. Consider Approval to Amend Landscape Maintenance Contract with Weisburg Landscape for Biofiltration Swale Maintenance – Director Vorwaller moved to authorize Ms. Smith to amend the scope of services within the Weisburg Landscape Contract to align maintenance in the Bioswales with the newly adopted Policy Establishing Best Management Practices for Biofiltration Swales; seconded by Director Mason. Motion passed unanimously.
8. Adjourn: There being no further business to come before the Board, Director Eliot moved to adjourn at 10:50 a.m.; seconded by Director Mason. Motion passed unanimously.
- a. Next Regular Meeting Date: August 1, 2024, at 10:00 a.m.

Approved,



Autumn Mason (Jul 31, 2024 22:05 MDT)

District Officer







MVMD 2024 05 02 Minutes

Final Audit Report

2024-08-01

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