

MOUNTAIN VISTA METROPOLITAN DISTRICT

Regular Board Meeting held virtually
and at

8605 Explorer Dr, Colorado Springs, CO 80920

Thursday, June 2, 2022 – 10:00 a.m.

**** Please join the meeting from your computer, tablet or smartphone****

<https://meet.goto.com/432372773>

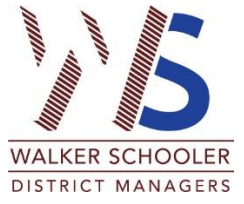
United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 432-372-773

Board of Director	Title	Term
Brian Bahr	President	May 2025
John Eliot	Vice President	May 2025
Richard Vorwaller	Assistant Secretary	May 2023
Jordan Savage	Assistant Secretary	May 2023
Craig Anderson	Treasurer/ Secretary	May 2023

AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters
3. Approval of Agenda
4. Regular Business Items (These items are routine and may be approved by one motion. There will be no separate discussion of these items unless requested, in which event, the item will be heard immediately)
 - a. Approval of Board Meeting Minutes from the March 3, 2022 Meeting (attached)
 - b. Approval of Payables for the Period ending June 2, 2022 (attached)
 - c. Acceptance of Unaudited Financial Statements as of May 31, 2022 and the schedule of cash position updated as of May 31, 2022 (attached)
5. Management Matters
 - a. Manager's Report (attached)
6. Financial Matters
 - a. Review and consider approval of 2021 Audit
7. Legal Matters
8. Public Comment and Public Sign-In Attendance Sheet
(Limited to 3 minutes and only for items not on the agenda)
9. Other Business
 - a. Next Regular Meeting Date – July 7, 2022, at 10:00 am
10. Adjourn





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT
HELD MARCH 3, 2022 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, March 3, 2022 at 10:00 AM, via in person and virtual.

Attendance

In attendance were Directors:

Brian Bahr (via phone)
Jordan Savage
Craig Anderson (via phone)
John Eliot (via phone)
Richard Vorwaller

Also in attendance were:

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

1. Call to Order & Introductions: The meeting was called to order at 10:00 AM by Director Vorwaller. He confirmed a quorum was present.

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

3. Regular Business Items

- a. Approval of Board Meeting Minutes from the November 4, 2021 Meeting
- b. Approval of Payables for the Period ending March 3, 2022
- c. Acceptance of Unaudited Financial Statements as of January 31, 2022 and the schedule of cash position updated as of January 31, 2022

Director Eliot moved to approve the Regular Business Items as presented; seconded by Director Savage. Motion passed unanimously.

4. Management Matters:

- a. Manager's Report: Mrs. Hardekopf presented the Manager's report that included an update on billing and collections, architectural submissions, and violations.
- b. Review proposal to change landscape in Bioswales: Mrs. Hardekopf reviewed the proposal with the Board. The Board decided to wait for more resident feedback and communication before changing the landscape.

- c. Consider approval of BiggsKofford Audit Engagement Letter: Mr. Walker reviewed the Audit engagement letter with the Board. Director Eliot moved to approved the engagement letter; seconded by Director Savage. Motion passed unanimously.
- d. 2022 Elections Update: Mr. Susemihl informed the Board there were only two nomination forms received for the two positions up for election, he will be publishing the notice of cancelation.
- e. Waste Connections Recycling program change: Mrs. Hardekopf reviewed that Waste Connections fee for recycle service has increased for weekly pickup, or they can keep the cost and move to bi-weekly pick-up, or we can get RFP's for new company. President Bahr recommended we move to bi-weekly pick-up to avoid an increase in fees. Mrs. Hardekopf will proceed with the boards directions to bi-weekly pick-up.
- f. Mountain Vista Metropolitan District No. 2 Update: Mr. Walker updated the Board on the progress with Mountain Vista District No. 2 and their formation election will be May 3, 2022.

5. Legal Matters:

- a. Ratification and approval for IGA Agreement with CSD Property & Liability Pool: Mr. Walker presented the Agreement required by the insurance. Director Eliot moved to approve the agreement as presented; seconded by Director Vorwaller. Motion passed unanimously.
- b. Bond Update: Mr. Walker updated the board with the progress for the bond that was issued in 2021 and we can expect to have our first requisition draw in the couple coming weeks.

6. Public Comment: Director Vorwaller opened the floor for public comment.

Mr. Stedman inquired about the progress with the bioswales and the damaged caps. Mr. Walker informed there were about 45 drain caps replaced but some may have been missed. Mr. Stedman stated he would send photos of additional damaged caps and Mr. Walker will get those scheduled to be repaired.

Mr. Stedman inquired about a Christmas tree left on a tract and the managements process on violation. Mrs. Hardekopf informed there were letters sent to both property owners but response came back from only one and it was on our watch to have removed by trash or landscapers.

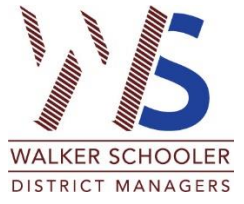
7. Other Business:

- a. Next Regular Meeting Date – April 7, 2022 at 10:00 AM: The Board confirmed the next regular meeting date.

7. Adjournment: Director Eliot moved to adjourn at 10:18 AM; seconded by Director Savage. Motion passed unanimously.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



Mountain Vista Metropolitan District
PAYABLES
5/17/2022
GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	48028902	4/30/2022	4.86	
City of Colorado Springs	48028901	4/30/2022	51.84	
City of Colorado Springs	48028903	4/30/2022	6.89	
City of Colorado Springs	48028950	4/30/2022	93.96	
City of Colorado Springs	48022821	4/30/2022	75.74	
City of Colorado Springs	48023097	4/30/2022	26.33	
City of Colorado Springs	48023056	4/30/2022	32.00	
Colorado Springs Utilities	2657352726	5/5/2022	1,340.17	
Colorado Springs Utilities	3882724424	5/5/2022	15.11	
Susemihl Mcdermott Downie P.C.	34360	4/30/2022	409.69	
Walker Schooler District Managers	7065	4/30/2022	3,653.00	
Weisburg Landscape Maintenance	45723	4/27/2022	136.00	
Weisburg Landscape Maintenance	45863	5/13/2022	133.00	
TOTAL			\$ 5,978.59	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	51022	5/10/2022	14,893.23	April Tax Collections

TOTAL FOR ALL FUNDS

\$ 20,871.82

_____, President

Mountain Vista Metropolitan District
Balance Sheet
As of May 26, 2022

	May 26, 22
ASSETS	
Current Assets	
Checking/Savings	
3079 - Kirkpatrick Checking	900,088.32
UMB Bond Fund 157277.1	197,361.62
UMB Series 2021 Project Fund	1,206,732.35
Total Checking/Savings	2,304,182.29
Other Current Assets	
Property Tax Receivable	227,776.86
Total Other Current Assets	227,776.86
Total Current Assets	2,531,959.15
TOTAL ASSETS	2,531,959.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	9,560.00
Total Accounts Payable	9,560.00
Other Current Liabilities	
Deferred Property Tax Revenue	227,776.86
Total Other Current Liabilities	227,776.86
Total Current Liabilities	237,336.86
Long Term Liabilities	
26000 - Series 2021 Bonds	10,800,000.00
26500 - Barnes Road Set Aside	1,200,000.00
Total Long Term Liabilities	12,000,000.00
Total Liabilities	12,237,336.86
Equity	
30000 - Opening Balance Equity	132,142.06
32000 - Retained Earnings	323,961.85
Net Income	-10,161,481.62
Total Equity	-9,705,377.71
TOTAL LIABILITIES & EQUITY	2,531,959.15

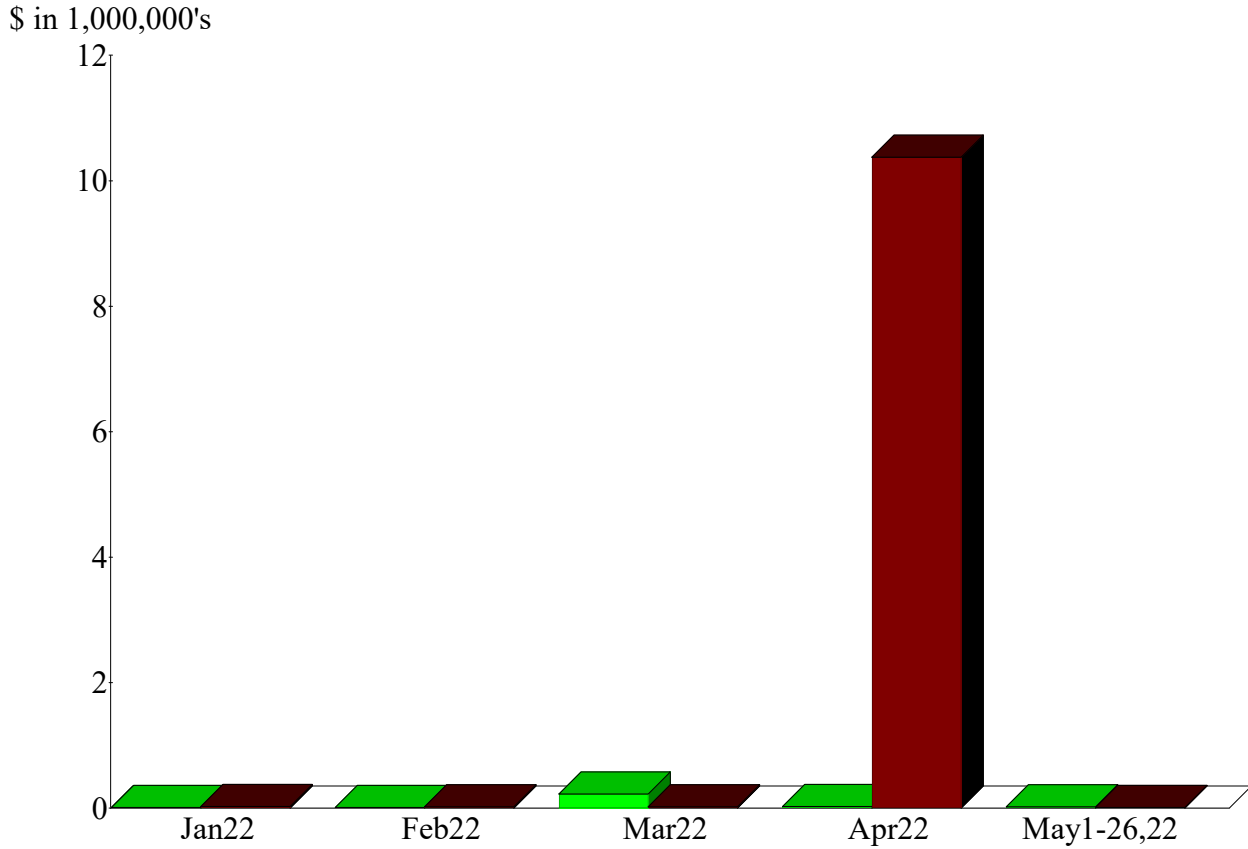
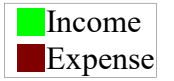
Mountain Vista Metropolitan District

Profit & Loss Budget vs. Actual

January 1 through May 26, 2022

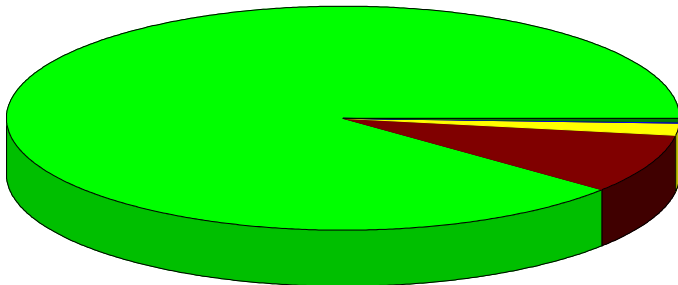
	TOTAL				
	May 1 - 26, 22	Jan 1 - May 26, 22	Budget	\$ Over Budget	% of Budget
Income					
Building Permit Fees					
1-0010 · Single Family - Fee	0.00	0.00	150,000.00	-150,000.00	0.0%
Total Building Permit Fees	0.00	0.00	150,000.00	-150,000.00	0.0%
Treasurer Taxes					
1-1000 · Current Year Tax- O&M	4,139.91	63,002.00	112,561.35	-49,559.35	55.97%
1-1011 · Tax Abatement - O&M	0.00	-33.36	0.00	-33.36	100.0%
1-1015 · Delinquent Interest O&M	2.17	4.94	0.00	4.94	100.0%
1-1016 · Interest Abatement - O&M	0.00	-0.67	0.00	-0.67	100.0%
1-1020 · Specific Ownership Tax - O&M	886.63	3,730.31	7,879.29	-4,148.98	47.34%
2-1000 · Current Year Tax- Debt	12,419.73	189,006.04	337,684.04	-148,678.00	55.97%
2-1011 · Tax Abatement - Debt	0.00	-100.09	0.00	-100.09	100.0%
2-1015 · Delinquent Interest - Debt	6.50	14.82	0.00	14.82	100.0%
2-1016 · Interest Abatement - Debt	0.00	-2.00	0.00	-2.00	100.0%
2-1020 · Specific Ownership tax - Debt	2,659.89	11,190.91	23,637.88	-12,446.97	47.34%
Total Treasurer Taxes	20,114.83	266,812.90	481,762.56	-214,949.66	55.38%
1-2000 · Late Fee	199.70	811.50	0.00	811.50	100.0%
1-2010 · Trash Service	2,270.50	26,196.71	57,600.00	-31,403.29	45.48%
1-2015 · Covenant Enforcement	40.00	280.00	0.00	280.00	100.0%
1-3000 · Interest Income	0.00	5,685.89	500.00	5,185.89	1,137.18%
Total Income	22,625.03	299,787.00	689,862.56	-390,075.56	43.46%
Expense					
Treasurer Fee					
1-1100 · Treasurer Collection Fee - O&M	62.13	945.10	1,688.42	-743.32	55.98%
2-1100 · Treasurer Collection Fee - Debt	186.39	2,835.32	5,065.26	-2,229.94	55.98%
Total Treasurer Fee	248.52	3,780.42	6,753.68	-2,973.26	55.98%
1-1200 · Professional Services					
1-1210 · Audit/ Accounting	0.00	0.00	9,000.00	-9,000.00	0.0%
1-1220 · District Management	0.00	14,025.00	40,000.00	-25,975.00	35.06%
1-1230 · Trash Service	0.00	15,267.01	57,600.00	-42,332.99	26.51%
1-1250 · Legal	0.00	910.51	10,000.00	-9,089.49	9.11%
Total 1-1200 · Professional Services	0.00	30,202.52	116,600.00	-86,397.48	25.9%
1-1270 · Bond Costs					
1-1271 · Cost of Issuance	0.00	20,000.00	0.00	20,000.00	100.0%
Total 1-1270 · Bond Costs	0.00	20,000.00	0.00	20,000.00	100.0%
Capital Improvements					
1-1310 · Copies & Postage	0.00	1,008.92	2,000.00	-991.08	50.45%
1-1400 · Dues & Subscriptions	0.00	536.07	825.00	-288.93	64.98%
1-1450 · Insurance	0.00	7,967.00	5,000.00	2,967.00	159.34%
1-1500 · Board Election	0.00	184.29	0.00	184.29	100.0%
1-1600 · Landscape Maintenance & Repairs					
1-1610 · Utilities	1,355.28	2,161.35	60,000.00	-57,838.65	3.6%
1-1600 · Landscape M&R - Other	9,693.00	32,089.00	60,000.00	-27,911.00	53.48%
Total 1-1600 · Landscape Maintenance & Repairs	11,048.28	34,250.35	120,000.00	-85,749.65	28.54%
1-1620 · Stormwater Fee	0.00	1,165.88	2,500.00	-1,334.12	46.64%
1-1630 · Miscellaneous	0.00	144.47	50,000.00	-49,855.53	0.29%
Total Expense	11,296.80	10,461,268.62	303,678.68	10,157,589.94	3,444.85%
Net Income	11,328.23	-10,161,481.62	386,183.88	-10,547,665.50	-2,631.26%

Income and Expense by Month
January 1 through May 26, 2022



Income Summary
January 1 through May 26, 2022

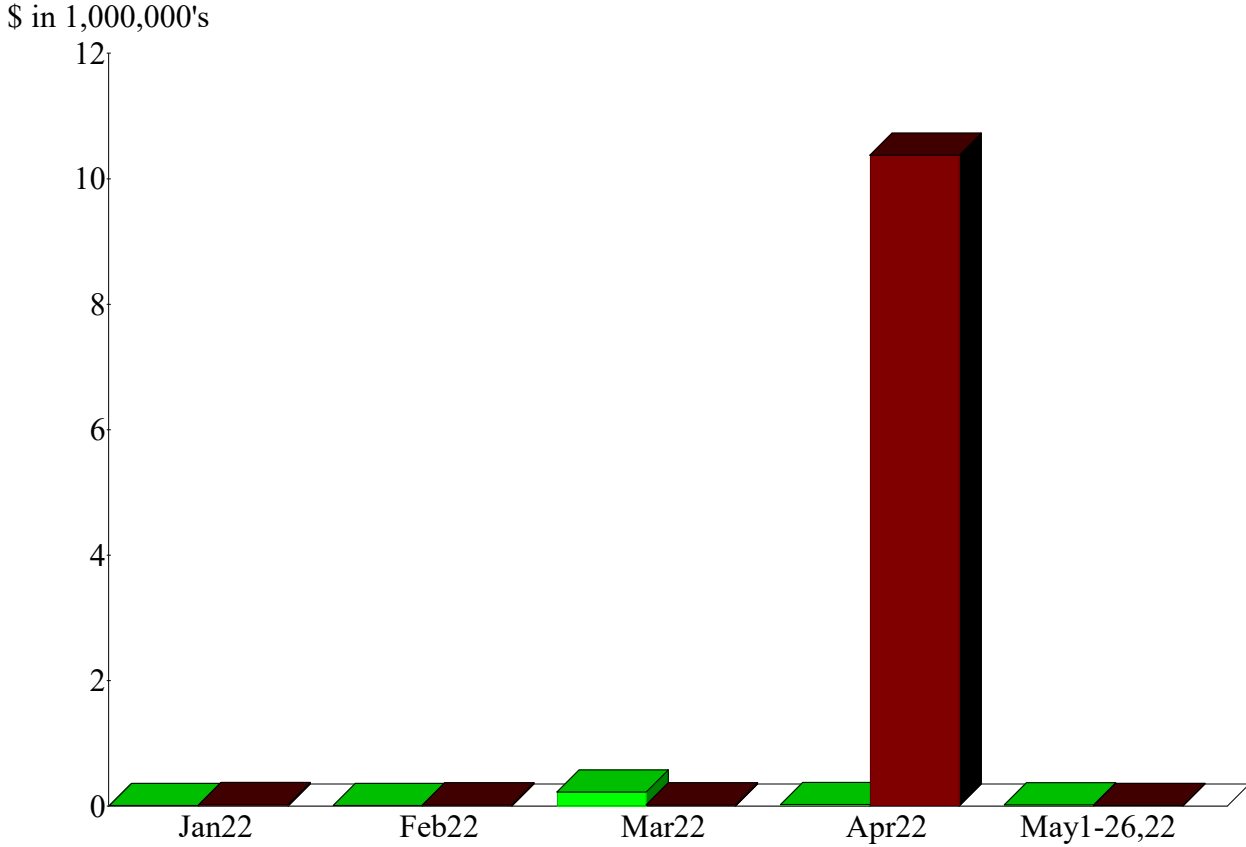
Treasurer Taxes	89.00%
1-2010 · Trash Service	8.74
1-3000 · Interest Income	1.90
1-2000 · Late Fee	0.27
1-2015 · Covenant Enforcement	0.09
Total	\$299,787.00



By Account

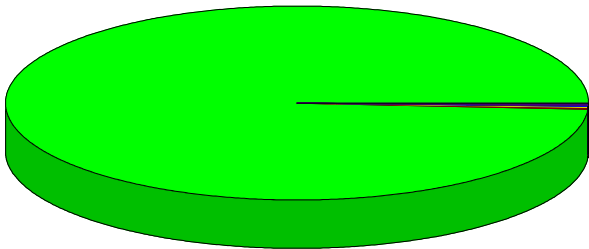
Income and Expense by Month
January 1 through May 26, 2022

Income
Expense

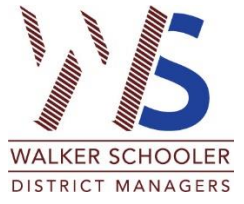


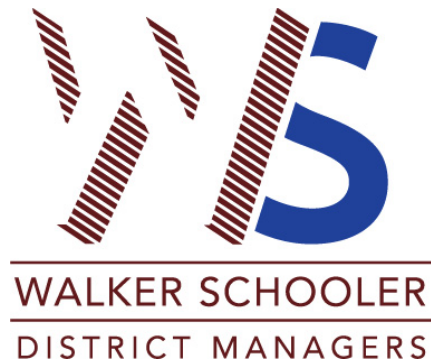
Expense Summary
January 1 through May 26, 2022

Capital Improvements	99.05%
1-1600 · Landscape Maintenance & Repairs	0.33
1-1200 · Professional Services	0.29
1-1270 · Bond Costs	0.19
1-1450 · Insurance	0.08
Treasurer Fee	0.04
1-1620 · Stormwater Fee	0.01
1-1310 · Copies & Postage	0.01
1-1400 · Dues & Subscriptions	0.01
1-1500 · Board Election	0.01
1-1630 · Miscellaneous	0.01
Total	\$10,461,268.62



By Account





MEMORANDUM

TO: MOUNTAIN VISTA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: REBECCA HARDEKOPF
SUBJECT: MONTHLY MANAGERS REPORT FOR JUNE 2, 2022, MEETING
DATE: MAY 26, 2022
CC: KEVIN WALKER
BOARD PACKET

Landscape Maintenance Concerns

- Bioswale repairs (11 additional found)
- Detention Pond Maintenance
- Irrigation issues
 - 50 ft of lateral pipe was damaged with a fence install
 - Shale Drive dead sod

Billing Update:

- 2022 2nd Quarter bills went out on 4/6/2022
- 25 Liens in place for dues not paid
- 17 Reminder letters went out on 5/3/2022
- Collection and Line notice will be sent first week of June

Mountain Vista Covenant Matters

- Violations issued:
 - 67 Violations have been issued to date for 2022 (44 were sent out on May 24)
 - 75% pertaining to weeds
 - 2 violations remain open and are receiving fines.
- Architectural Submissions Reviewed:
 - 2022:
 - 19 Submissions reviewed (16 approved; 1 approved with stipulations, 2 in progress)
 - 28% - Landscaping change
 - 24% - Patio/ Arbor/ Deck
 - 16% - Shed
 - 8% - Solar Panels
 - 8% - Exterior Modifications
 - 16% - Other