

MOUNTAIN VISTA METROPOLITAN DISTRICT

Regular Board Meeting held virtually

Thursday, September 1, 2022 – 10:00 a.m.

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

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

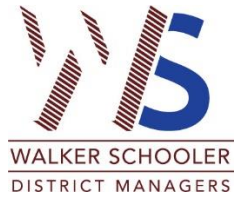
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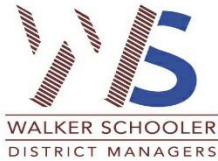
Access Code: 432-372-773

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 June 2, 2022 Meeting (attached)
 - b. Approval of Payables for the Period ending September 1, 2022 (attached)
 - c. Acceptance of Unaudited Financial Statements as of August 31, 2022 and the schedule of cash position updated as of August 31, 2022 (attached)
5. Management Matters
 - a. Manager's Report (attached)
6. Financial Matters
 - a. 2023 Budget status update
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 – October 6, 2022, at 10:00 am
10. Adjourn





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT
HELD JUNE 2, 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, June 2, 2022 at 10:00 AM, via in person and virtual.

Attendance

In attendance were Directors:

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

Also in attendance were:

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

1. Call to Order & Introductions: The meeting was called to order at 10:04 AM by Mr. Walker.
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters: Mr. Walker confirmed a quorum was present and all Directors are qualified, and disclosures have all been filed. Directors Vorwaller and Bahr were excused.
3. Approval of Agenda: Director Savage moved to approve the Agenda as presented; seconded by Director Eliot. Motion passed unanimously. Mr. Walker requested the Board discuss Agenda item 6.a. next. President Bahr joined the meeting.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the March 3, 2022 Meeting
 - b. Approval of Payables for the Period ending June 2, 2022
 - c. Acceptance of Unaudited Financial Statements as of May 31, 2022 and the schedule of cash position updated as of May 31, 2022

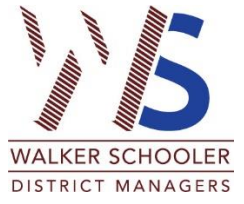
Director Savage moved to approve the Regular Business Items as presented; seconded by Director Eliot. Motion passed unanimously.

5. Management Matters:

- a. **Manager's Report:** Ms. Hardekopf presented the Manager's Report that included an update on billing and collections, architectural submissions, and violations.
6. **Financial Matters**
 - a. **Review and Consider Approval of 2021 Audit:** Mr. Hammond with BiggsKofford presented the 2021 Audit. After review, President Bahr moved to accept the 2021 Audit as presented; seconded by Director Savage. Motion passed unanimously.
7. **Legal Matters:** There was no discussion.
8. **Public Comment:** There was no public comment.
9. **Other Business:**
 - a. **Next Regular Meeting Date – July 7, 2022 at 10:00 AM.** The Board discussed meeting in August due to no pressing matters in July.
10. **Adjourn:** Director Eliot moved to adjourn at 10:24 AM and schedule the next meeting for August 4, 2022; seconded by Director Anderson. Motion passed unanimously.

Respectfully Submitted,
Walker Schooler District Managers

By: Recording Secretary



Mountain Vista Metropolitan District

PAYABLES

8/18/2022

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	48028902	7/31/2022	5.16	
City of Colorado Springs	48028901	7/31/2022	55.04	
City of Colorado Springs	48028903	7/31/2022	7.31	
City of Colorado Springs	48028950	7/31/2022	205.11	
City of Colorado Springs	48022821	7/31/2022	80.41	
City of Colorado Springs	48023097	7/31/2022	27.95	
City of Colorado Springs	48023056	7/31/2022	33.97	
Colorado Springs Utilities	2657352726	8/4/2022	6,285.67	
Colorado Springs Utilities	5666367862	8/4/2022	6,225.92	
Colorado Springs Utilities	3882724424	8/4/2022	15.88	
Susemihl Mcdermott Downie P.C.	34479	7/31/2022	990.50	
Walker Schooler District Managers	7140	7/31/2022	3,500.00	
Weisburg Landscape Maintenance	46806	7/28/2022	603.75	
Weisburg Landscape Maintenance	46845	7/31/2022	291.00	
Weisburg Landscape Maintenance	46904	7/31/2022	97.50	
Weisburg Landscape Maintenance	46911	7/31/2022	339.00	
Weisburg Landscape Maintenance	46955	8/10/2022	1,067.00	
Weisburg Landscape Maintenance	46994	8/16/2022	295.00	
Wesburg Landscape Maintenance	47018	8/17/2022	419.50	
Wesburg Landscape Maintenance	46567	7/6/2022		
Wesburg Landscape Maintenance	46605	7/14/2022		
Wesburg Landscape Maintenance	46695	7/31/2022		
TOTAL			\$ 20,545.67	

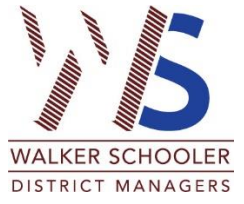
DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	81022	8/10/2022	3,188.23	July Tax Collections

TOTAL FOR ALL FUNDS

\$ 23,733.90

, President



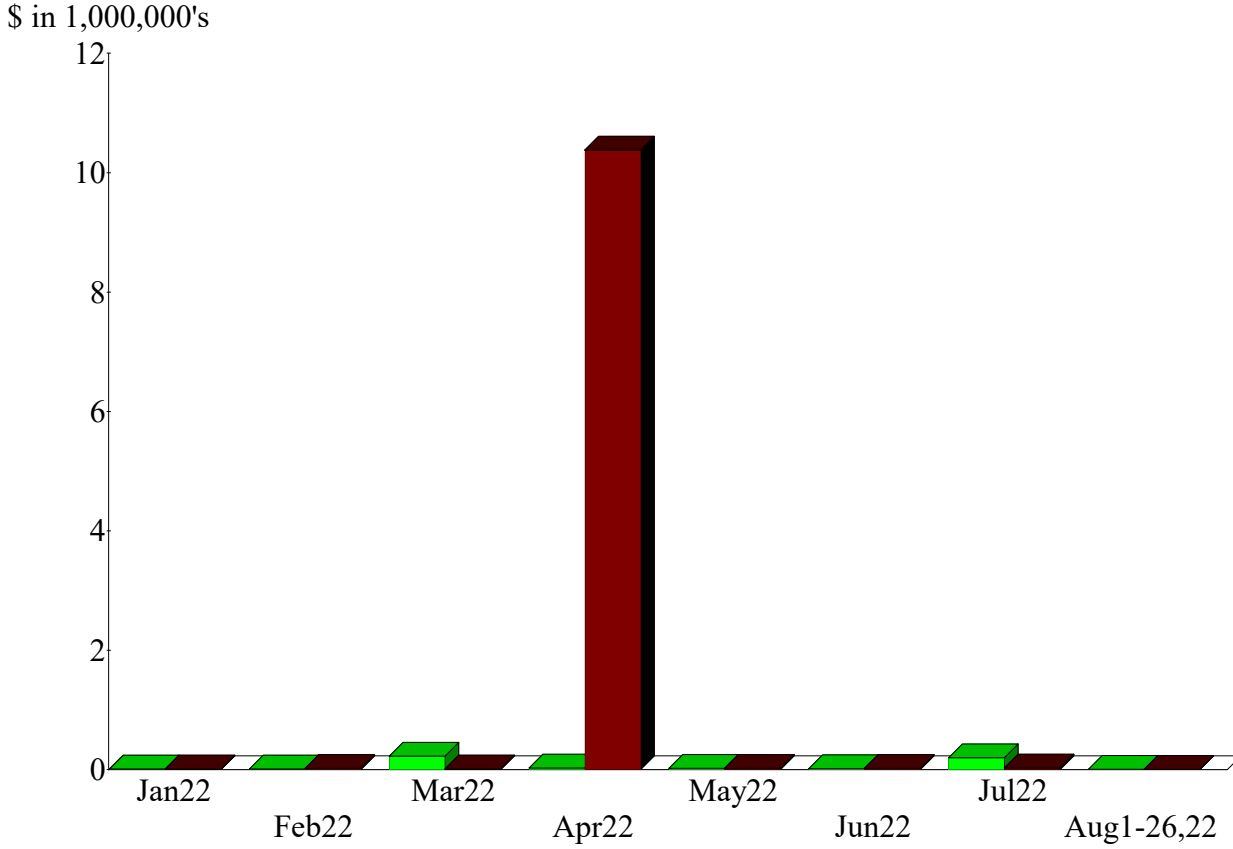
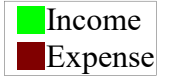
Mountain Vista Metropolitan District
Balance Sheet
As of August 26, 2022

	Aug 26, 22
ASSETS	
Current Assets	
Checking/Savings	
3079 - Kirkpatrick Checking	885,693.38
UMB Bond Fund 157277.1	351,651.97
UMB Series 2021 Project Fund	1,210,058.33
Total Checking/Savings	2,447,403.68
Other Current Assets	
Property Tax Receivable	1,645.65
Total Other Current Assets	1,645.65
Total Current Assets	2,449,049.33
TOTAL ASSETS	2,449,049.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Accrued Interest	26,000.00
Prepaid Trash Fees	15,685.00
Deferred Property Tax Revenue	1,645.65
Total Other Current Liabilities	43,330.65
Total Current Liabilities	43,330.65
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	12,043,330.65
Equity	
30000 · Opening Balance Equity	132,142.06
32000 · Retained Earnings	258,376.85
Net Income	-9,984,800.23
Total Equity	-9,594,281.32
TOTAL LIABILITIES & EQUITY	2,449,049.33

Mountain Vista Metropolitan District Profit & Loss Budget vs. Actual January 1 through August 26, 2022

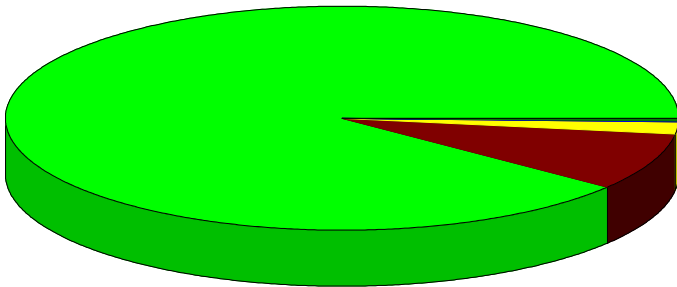
	TOTAL				
	Aug 1 - 26, 22	Jan 1 - Aug 26, 22	Budget	\$ Over Budget	% of Budget
Income					
Building Permit Fees					
1-0010 · Single Family - Fee	0.00	0.00	150,000.00	-150,000.00	0.0%
Total Building Permit Fees	0.00	0.00	150,000.00	-150,000.00	0.0%
Treasurer Taxes					
1-1000 · Current Year Tax- O&M	136.45	112,149.83	112,561.35	-411.52	99.63%
1-1011 · Tax Abatement - O&M	0.00	-33.36	0.00	-33.36	100.0%
1-1015 · Delinquent Interest O&M	2.73	10.19	0.00	10.19	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	928.38	6,580.97	7,879.29	-1,298.32	83.52%
2-1000 · Current Year Tax- Debt	409.34	336,449.52	337,684.04	-1,234.52	99.63%
2-1011 · Tax Abatement - Debt	0.00	-100.09	0.00	-100.09	100.0%
2-1015 · Delinquent Interest - Debt	8.19	30.56	0.00	30.56	100.0%
2-1016 · Interest Abatement - Debt	0.00	-2.00	0.00	-2.00	100.0%
2-1020 · Specific Ownership tax - Debt	2,785.15	19,742.90	23,637.88	-3,894.98	83.52%
Total Treasurer Taxes	4,270.24	474,827.85	481,762.56	-6,934.71	98.56%
1-2000 · Late Fee	0.00	1,595.50	0.00	1,595.50	100.0%
1-2010 · Trash Service	5,659.81	43,905.92	57,600.00	-13,694.08	76.23%
1-2015 · Covenant Enforcement	0.00	440.00	0.00	440.00	100.0%
1-3000 · Interest Income	0.00	9,708.63	500.00	9,208.63	1,941.73%
Total Income	9,930.05	530,477.90	689,862.56	-159,384.66	76.9%
Expense					
Treasurer Fee					
1-1100 · Treasurer Collection Fee - O&M	2.09	1,682.40	1,688.42	-6.02	99.64%
2-1100 · Treasurer Collection Fee - Debt	6.26	5,047.22	5,065.26	-18.04	99.64%
Total Treasurer Fee	8.35	6,729.62	6,753.68	-24.06	99.64%
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	24,525.00	40,000.00	-15,475.00	61.31%
1-1230 · Trash Service	0.00	27,172.22	57,600.00	-30,427.78	47.17%
1-1250 · Legal	0.00	3,110.77	10,000.00	-6,889.23	31.11%
Total 1-1200 · Professional Services	0.00	54,807.99	116,600.00	-61,792.01	47.01%
1-1270 · Bond Costs					
1-1271 · Cost of Issuance	-3,900.00	-3,900.00	0.00	-3,900.00	100.0%
Total 1-1270 · Bond Costs	-3,900.00	-3,900.00	0.00	-3,900.00	100.0%
1-1300 · Bank Fees					
1-1300 · Bank Fees	0.00	190.00	0.00	190.00	100.0%
Capital Improvements					
1-1310 · Copies & Postage	0.00	1,289.89	2,000.00	-710.11	64.5%
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	12,607.88	31,398.56	60,000.00	-28,601.44	52.33%
1-1600 · Landscape Maintenance & Repairs - Other	1,781.50	51,723.38	60,000.00	-8,276.62	86.21%
Total 1-1600 · Landscape Maintenance & Repairs	14,389.38	83,121.94	120,000.00	-36,878.06	69.27%
1-1620 · Stormwater Fee					
1-1620 · Stormwater Fee	0.00	2,178.16	2,500.00	-321.84	87.13%
1-1630 · Miscellaneous					
1-1630 · Miscellaneous	0.00	144.47	50,000.00	-49,855.53	0.29%
Total Expense	10,497.73	10,515,278.13	303,678.68	10,211,599.45	3,462.63%
Net Income	-567.68	-9,984,800.23	386,183.88	-10,370,984.11	-2,585.5%

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



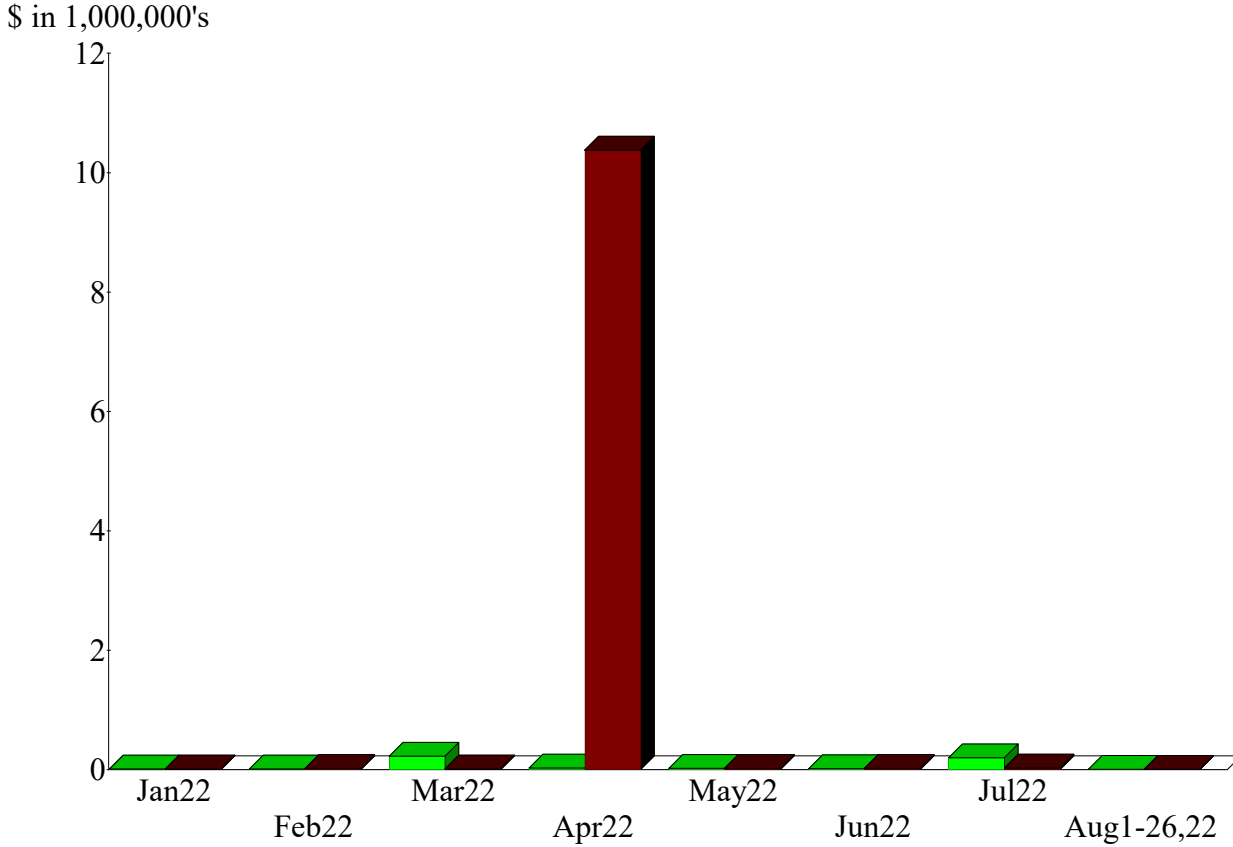
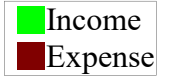
Income Summary
January 1 through August 26, 2022

Treasurer Taxes	89.51%
1-2010 · Trash Service	8.28
1-3000 · Interest Income	1.83
1-2000 · Late Fee	0.30
1-2015 · Covenant Enforcement	0.08
Total	\$530,477.90



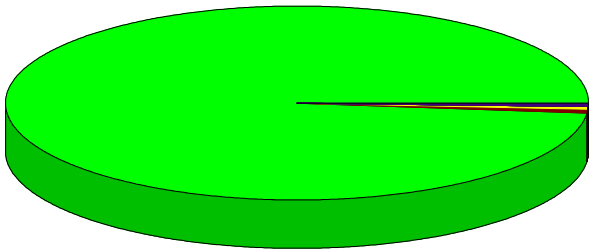
By Account

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

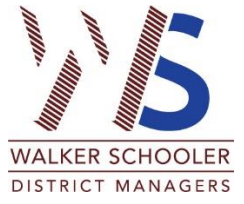


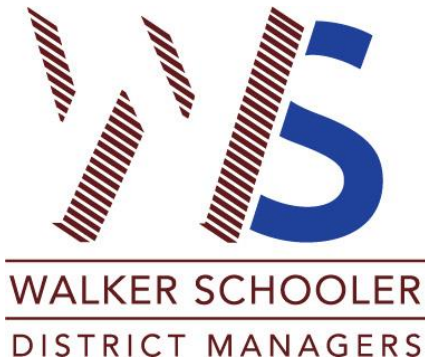
Expense Summary
January 1 through August 26, 2022

Capital Improvements	98.51%
1-1600 · Landscape Maintenance & Repairs	0.79
1-1200 · Professional Services	0.52
1-1450 · Insurance	0.08
Treasurer Fee	0.06
1-1270 · Bond Costs	\$-3,900.00
1-1620 · Stormwater Fee	0.02
1-1310 · Copies & Postage	0.01
1-1400 · Dues & Subscriptions	0.01
1-1300 · Bank Fees	0.01
Other	0.01
Sub-Total	\$10,515,278.13



By Account





MEMORANDUM

TO: MOUNTAIN VISTA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: REBECCA HARDEKOPF
SUBJECT: MONTHLY MANAGERS REPORT FOR SEPTEMBER 1, 2022, MEETING
DATE: AUGUST 26, 2022
CC: KEVIN WALKER
BOARD PACKET

Landscape Maintenance Concerns

- Bioswale landscape
- Detention Pond Maintenance
- Request for Community Garden

Billing Update:

- 2022 3rd Quarter bills went out on 7/6/2022
- 16 Liens in place for dues not paid
- 79 Reminder letters went out 8/8/2022
- Collection and Lien notice will be sent first week of September

Mountain Vista Covenant Matters

- Violations issued:
 - 197 Violations have been issued to date for 2022 (38 were sent out on July 19)
 - 87% pertaining to weeds
 - 0 violations remain open and are receiving fines.
- Architectural Submissions Reviewed:
 - 2022:
 - 39 Submissions reviewed (34 approved; 2 approved with stipulations, 2 denied, 1 denied with stipulations)
 - 24% - Landscaping change
 - 22% - Patio/ Arbor/ Deck
 - 11% - Shed
 - 6% - Solar Panels
 - 4% - Fence
 - 4% - New Construction
 - 4% - Retaining walls
 - 26% - Other