



MOUNTAIN VISTA METROPOLITAN DISTRICT

Regular Board Meeting held in person and virtually
8605 Explorer Dr, Colorado Springs, CO 80920

Thursday, March 2, 2023 – 10:00 a.m.

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

<https://video.cloudoffice.avaya.com/join/019683831>

United States: +1 (213) 463-4500

Access Code: 019-683-831

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 November 3, 2022 Meeting (enclosed)
 - b. Ratify approval of Payables through the Period ending March 2, 2023 (enclosed)
 - c. Acceptance of Unaudited Financial Statements as of January 31, 2023 and the schedule of cash position updated as of January 31, 2023 (enclosed)
5. Management Matters
 - a. Manager's Report (enclosed)
6. Financial Matters
7. Legal Matters
 - a. Election Status
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 – April 6, 2023, at 10:00 am
10. Adjourn





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT
HELD NOVEMBER 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, November 3, 2022 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)

Jordan Savage

Craig Anderson (Excused)

John Eliot

Richard Vorwaller

Also in attendance were:

Kevin Walker, WSDM

Rebecca Hardekopf, WSDM

Heather Smith, WSDM

Pete Susemihl, Susemihl, McDermott & Downie, P.C.

1. Call to Order: The meeting was called to order at 10:08 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 Bahr and Anderson were excused.
3. Approval of Agenda: The Board approved the Agenda as presented.
4. Regular Business Items
 - a. Approval of Board Meeting Minutes from the September 1, 2022 Meeting
 - b. Approval of Payables for the Period ending November 3, 2022
 - c. Acceptance of Unaudited Financial Statements as of October 27, 2022 and the schedule of cash position updated as of October 27, 2022

Director Vorwaller moved to approve the Regular Business Items as presented; seconded by Director Savage. 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. 2023 Budget Hearing: Mr. Walker opened the Public Hearing on the 2022 Amended Budget and 2023 Budget. After no public comment, the Public Hearing was closed at 10:13 AM.
 - i. Review and Adopt the 2023 Budget Resolution: Ms. Hardekopf presented the 2022 Amended Budget and the 2023 Budget. After review, Director Savage moved to approve the 2022 Amended Budget and the 2023 Budget; seconded by Director Vorwaller. Motion passed unanimously.

7. Legal Matters

- a. Review and Adopt the Resolution Calling Election: Director Eliot moved to adopt the Resolution Calling Election; seconded by Director Savage. Motion passed unanimously.
- b. Establish Schedule of 2023 Board Meetings: The Board agreed to keep the Board meeting schedule the same.

8. Public Comment: There was no public comment.

9. Other Business:

- a. Next Regular Meeting Date – December 1, 2022 at 10:00 AM.

10. Adjourn: There being no further business to come before the Board, Director Vorwaller moved to adjourn at 10:23 AM; seconded by Director Savage. Motion passed unanimously.

Respectfully Submitted,
WSDM – District Managers

By: Recording Secretary



Mountain Vista Metropolitan District

PAYABLES

11/17/2022

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	48028901	10/31/2022	55.04	
City of Colorado Springs	48028902	10/31/2022	15.48	
City of Colorado Springs	48028903	10/31/2022	7.31	
City of Colorado Springs	48028950	10/31/2022	205.11	
City of Colorado Springs	48022821	10/31/2022	80.41	
City of Colorado Springs	48023097	10/31/2022	27.95	
City of Colorado Springs	48023056	10/31/2022	33.97	
City of Colorado Springs	40831171	10/31/2022	17.72	
City of Colorado Springs	48032108	10/31/2022	119.54	
CO Special Districts Prop & Liab Pool	23PL-312-2064	10/24/2022	6,027.00	
Colorado Springs Utilities	2657352726	11/2/2022	3,609.15	
Colorado Springs Utilities	5666367862	11/2/2022	3,691.96	
Colorado Springs Utilities	3882724424	11/2/2022	15.69	
HC Hammers Construction	2022-SDR-025.3	11/8/2022	5,320.00	
Susemihl Mcdermott Downie P.C.	34708	9/30/2022	365.00	
Walker Schooler District Managers	7232	10/31/2022	3,074.80	
Weisburg Landscape Maintenance	47956	11/14/2022	3,825.00	
Weisburg Landscape Maintenance	47979	11/15/2022	2,600.38	
Weisburg Landscape Maintenance	47900	11/7/2022	125.00	
TOTAL			\$ 29,216.51	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	111022	11/10/2022	3,204.34	Sept Tax Collections

TOTAL FOR ALL FUNDS

\$ 32,420.85

_____, President

Mountain Vista Metropolitan District

PAYABLES

12/14/2022

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
City of Colorado Springs	48028901	11/30/2022	55.04	
City of Colorado Springs	48028902	11/30/2022	5.16	
City of Colorado Springs	48028903	11/30/2022	7.31	
City of Colorado Springs	48028950	11/30/2022	205.11	
City of Colorado Springs	48022821	11/30/2022	80.41	
City of Colorado Springs	48023097	11/30/2022	27.95	
City of Colorado Springs	48023056	11/30/2022	33.97	
City of Colorado Springs	48032108	11/30/2022	119.54	
Colorado Springs Utilities	2657352726	12/6/2022	59.74	
Colorado Springs Utilities	5666367862	12/6/2022	158.34	
Colorado Springs Utilities	3882724424	12/6/2022	18.37	
HC Hammers Construction	2022-SW-025.3	11/25/2022	400.00	
HC Hammers Construction	2022-SW-029.2	11/25/2022	400.00	
Susemihl Mcdermott Downie P.C.	34845	10/31/2022	589.34	
Susemihl Mcdermott Downie P.C.	34894	11/30/2022	195.50	
UMB Bank, NA	934894	12/8/2022	4,000.00	
Walker Schooler District Managers	7259	11/30/2022	2,802.75	
Weisburg Landscape Maintenance	48063	11/30/2022	3,965.00	
Weisburg Landscape Maintenance	48132	11/23/2022	135.00	
TOTAL			\$ 13,258.53	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	121022	12/10/2022	2,685.20	Nov Tax Collections

TOTAL FOR ALL FUNDS

\$ 15,943.73

, President

Mountain Vista Metropolitan District

PAYABLES

1/15/2023

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Cascade Metropolitan District	122922	12/29/2022	92.75	Cascade Pmt Deposited in MVMD
City of Colorado Springs	48028901	12/31/2022	55.04	
City of Colorado Springs	48028902	12/31/2022	5.16	
City of Colorado Springs	48028903	12/31/2022	7.31	
City of Colorado Springs	48028950	12/31/2022	205.11	
City of Colorado Springs	48022821	12/31/2022	80.41	
City of Colorado Springs	48023097	12/31/2022	27.95	
City of Colorado Springs	48023056	12/31/2022	33.97	
City of Colorado Springs	48032108	12/31/2022	119.54	
Colorado Springs Utilities	2657352726	1/5/2023	53.15	
Colorado Springs Utilities	5666367862	1/5/2023	145.48	
Colorado Springs Utilities	3882724424	1/5/2023	16.04	
Susemihl Mcdermott Downie P.C.	34994	12/31/2022	481.25	
Walker Schooler District Managers	7293	12/31/2022	2,375.00	
Weisburg Landscape Maintenance	48473	12/31/2022	3,965.00	
Weisburg Landscape Maintenance	48862	1/12/2023	281.25	
TOTAL			\$ 7,944.41	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	11023	1/10/2023	2,871.08	Dec Tax Collections

TOTAL FOR ALL FUNDS

\$ 10,815.49

_____, President

Mountain Vista Metropolitan District

PAYABLES

2/16/2023

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
Colorado Springs Utilities	2657352726	2/3/2023	53.50	
Colorado Springs Utilities	5666367862	2/3/2023	145.67	
Colorado Springs Utilities	3882724424	2/3/2023	15.64	
Mailing Services Inc	17559	1/16/2023	265.95	
Susemihl Mcdermott Downie P.C.	35052	1/31/2023	1,702.79	
Weisburg Landscape Maintenance	49020	1/31/2023	3,965.00	
Weisburg Landscape Maintenance	49143	1/24/2023	81.25	
Weisburg Landscape Maintenance	49300	1/30/2023	581.25	
WSDM District Managers	7331	1/31/2023	\$ 3,935.07	
TOTAL			\$ 10,746.12	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Comments
UMB	21023	2/10/2023	2,971.27	Jan Tax Collections

TOTAL FOR ALL FUNDS

\$ 13,717.39

_____, President



Mountain Vista Metropolitan District

Balance Sheet

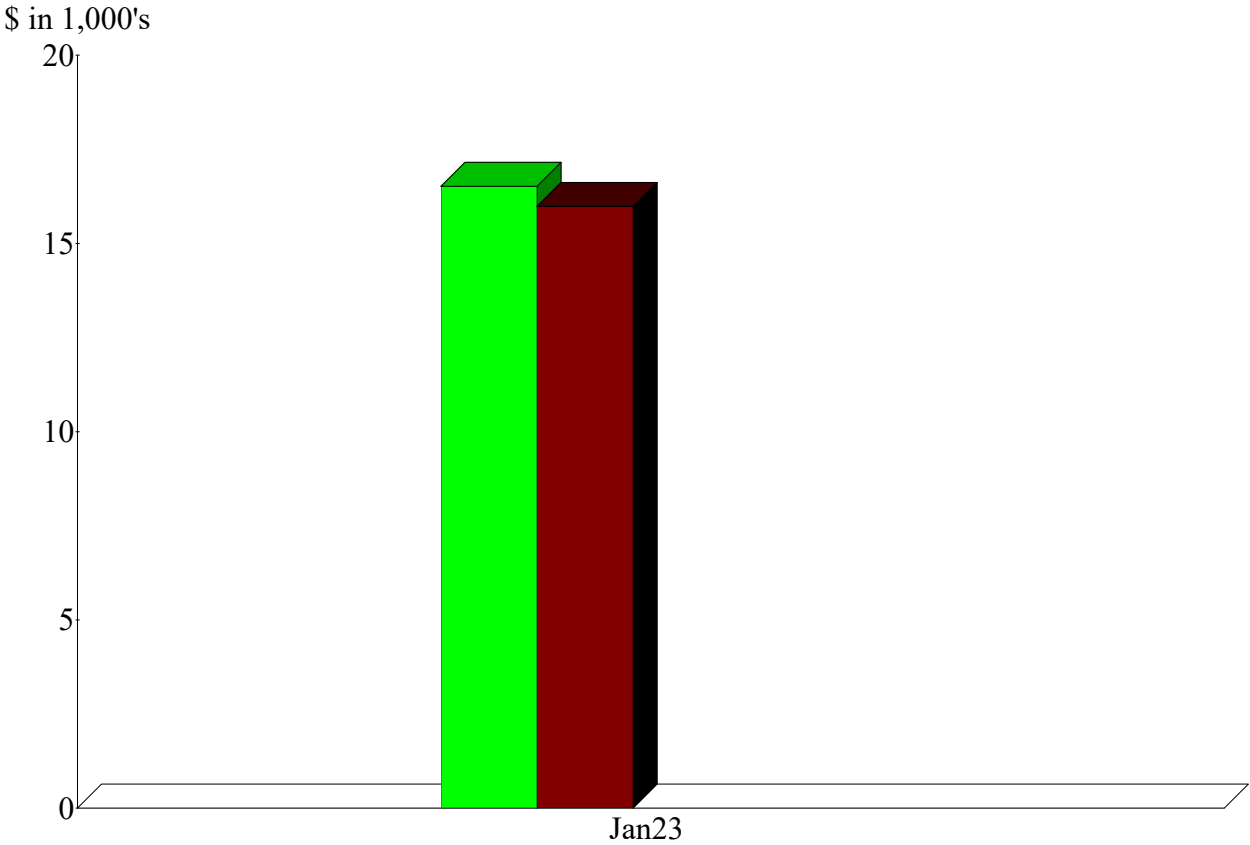
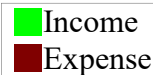
As of January 31, 2023

	Jan 31, 23
ASSETS	
Current Assets	
Checking/Savings	
3079 - Kirkpatrick Checking	781,595.59
UMB Bond Fund 157277.1	9,670.66
UMB Series 2021 Project Fund	1,226,344.96
Total Checking/Savings	2,017,611.21
Accounts Receivable	0.00
Other Current Assets	
Property Tax Receivable	488,796.60
12000 - Undeposited Funds	1,377.50
Total Other Current Assets	490,174.10
Total Current Assets	2,507,785.31
TOTAL ASSETS	2,507,785.31
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	10,531.31
Total Accounts Payable	10,531.31
Other Current Liabilities	
Accrued Interest	26,000.00
Prepaid Trash Fees	15,685.00
Deferred Property Tax Revenue	488,796.60
Total Other Current Liabilities	530,481.60
Total Current Liabilities	541,012.91
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	12,541,012.91
Equity	
30000 - Opening Balance Equity	132,142.06
32000 - Retained Earnings	-10,165,912.96
Net Income	543.30
Total Equity	-10,033,227.60
TOTAL LIABILITIES & EQUITY	2,507,785.31

Mountain Vista Metropolitan District
Profit & Loss Budget vs. Actual
January 2023

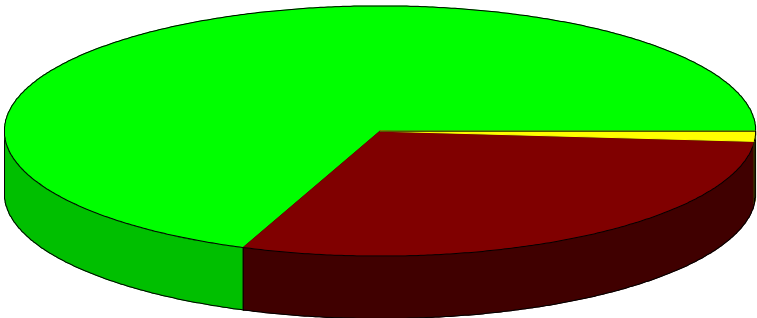
	Jan 23	Budget	\$ Over Budget	% of Budget
Income				
Building Permit Fees				
1-0010 · Single Family - Fee	0.00	100,000.00	-100,000.00	0.0%
Total Building Permit Fees	0.00	100,000.00	-100,000.00	0.0%
Treasurer Taxes				
1-1000 · Current Year Tax- O&M	0.00	122,199.15	-122,199.15	0.0%
1-1020 · Specific Ownership Tax - O&M	0.00	8,553.94	-8,553.94	0.0%
2-1000 · Current Year Tax- Debt	0.00	366,597.45	-366,597.45	0.0%
2-1020 · Specific Ownership tax - Debt	0.00	25,661.82	-25,661.82	0.0%
Total Treasurer Taxes	0.00	523,012.36	-523,012.36	0.0%
1-2000 · Late Fee	173.00			
1-2010 · Trash Service	11,438.45	61,200.00	-49,761.55	18.69%
1-3000 · Interest Income	4,911.88	36,000.00	-31,088.12	13.64%
Total Income	16,523.33	720,212.36	-703,689.03	2.29%
Expense				
Treasurer Fee				
1-1100 · Treasurer Collection Fee - O&M	0.00	1,832.99	-1,832.99	0.0%
2-1100 · Treasurer Collection Fee - Debt	0.00	5,498.96	-5,498.96	0.0%
Total Treasurer Fee	0.00	7,331.95	-7,331.95	0.0%
1-1200 · Professional Services				
1-1210 · Audit/ Accounting	0.00	9,250.00	-9,250.00	0.0%
1-1220 · District Managment	3,750.00	45,000.00	-41,250.00	8.33%
1-1230 · Trash Service	4,748.96	61,200.00	-56,451.04	7.76%
1-1250 · Legal	1,702.79	10,000.00	-8,297.21	17.03%
Total 1-1200 · Professional Services	10,201.75	125,450.00	-115,248.25	8.13%
1-1270 · Bond Costs				
Interest Expense	0.00	605,758.15	-605,758.15	0.0%
Total 1-1270 · Bond Costs	0.00	605,758.15	-605,758.15	0.0%
1-1300 · Bank Fees	203.84	1,000.00	-796.16	20.38%
Capital Improvements	0.00	1,230,000.00	-1,230,000.00	0.0%
1-1310 · Copies & Postage	367.65	2,500.00	-2,132.35	14.71%
1-1320 · Office Supplies	83.37			
1-1400 · Dues & Subscriptions	0.00	600.00	-600.00	0.0%
1-1450 · Insurance	0.00	10,000.00	-10,000.00	0.0%
1-1500 · Board Election	0.00	5,000.00	-5,000.00	0.0%
1-1600 · Landscape Maintenance & Repairs				
1-1610 · Utilities	214.67	70,000.00	-69,785.33	0.31%
1-1600 · Landscape Maintenance & Repairs - Other	4,908.75	75,000.00	-70,091.25	6.55%
Total 1-1600 · Landscape Maintenance & Repairs	5,123.42	145,000.00	-139,876.58	3.53%
1-1620 · Stormwater Fee	0.00	20,000.00	-20,000.00	0.0%
1-1630 · Miscellaneous	0.00	50,000.00	-50,000.00	0.0%
Total Expense	15,980.03	2,202,640.10	-2,186,660.07	0.73%
Net Income	543.30	-1,482,427.74	1,482,971.04	-0.04%

Income and Expense by Month
January 2023



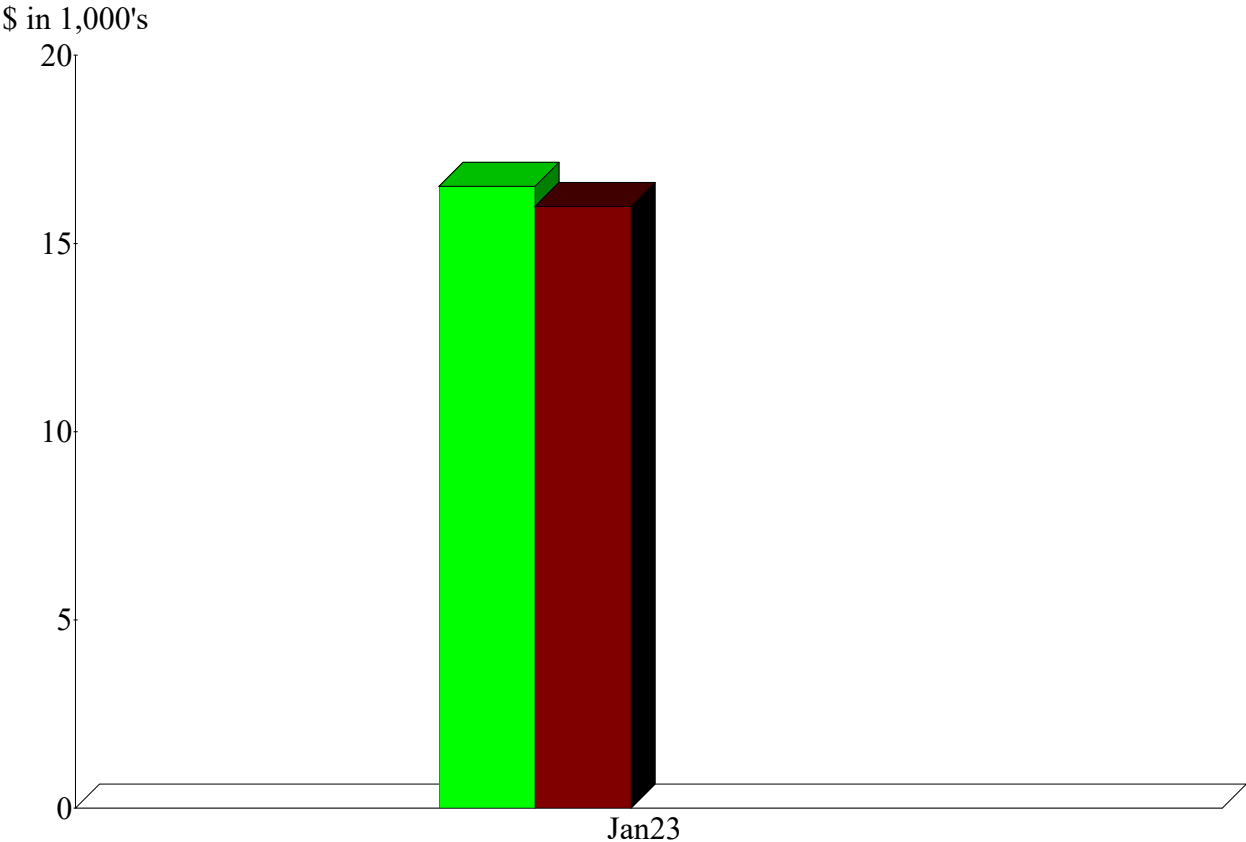
Income Summary
January 2023

1-2010 · Trash Service	69.23%
1-3000 · Interest Income	29.73
1-2000 · Late Fee	1.05
Total	\$16,523.33



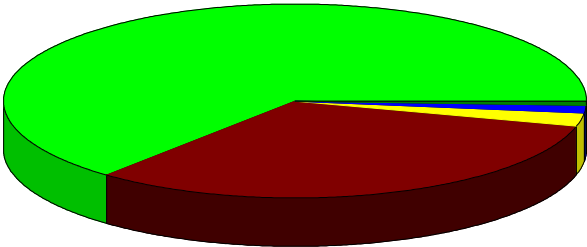
By Account

Income and Expense by Month
January 2023



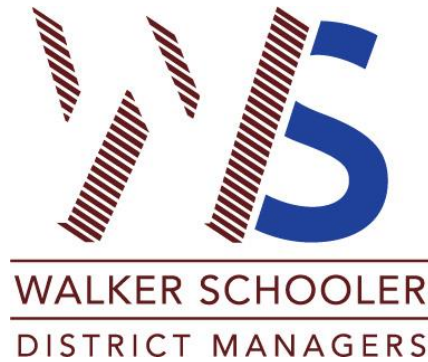
Expense Summary
January 2023

1-1200 · Professional Services	63.84%
1-1600 · Landscape Maintenance & Repairs	32.06
1-1310 · Copies & Postage	2.30
1-1300 · Bank Fees	1.28
1-1320 · Office Supplies	0.52
Total	\$15,980.03



By Account





MEMORANDUM

TO: MOUNTAIN VISTA METROPOLITAN DISTRICT BOARD OF DIRECTORS
FROM: REBECCA HARRIS
SUBJECT: MONTHLY MANAGERS REPORT FOR MARCH 2, 2023, MEETING
DATE: FEBRUARY 24, 2023
CC: BOARD PACKET

Landscape Maintenance Concerns”

- Bioswale erosion concerns at Graphite and Zircon; about 3 properties impacted
- Filing 6 landscape maintenance turn over

Community Concerns:

- Neighbors not clearing sidewalks of snow

Billing Update:

- 2023 1st Quarter bills went out on 1/6/2023
- 17 Liens in place for dues not paid
- 55 Reminder Letters were sent on 2/2/2023
- Collection and Lien notice will be sent first week of March

Mountain Vista Covenant Matters

- Violations issued YTD:
 - 6 Violations have been issued to date for 2023
 - 50% pertaining to snow removal
 - All violations remain open and will receive fines.
- Architectural Submissions Reviewed:
 - 2023:
 - 1 Submissions reviewed (1 approved)
 - 100% - Landscaping change