

MOUNTAIN VISTA METROPOLITAN DISTRICT
Regular Board Meeting Thursday, November 7th, 2024 – 10:00 AM
Board Meeting

NOTICE IS HEREBY GIVEN that the Boards of Directors of **Mountain Vista Metropolitan District**, County of El Paso, State of Colorado, will hold a special meeting at 10:00 AM on Thursday November, the 7th, 2024 remotely at:

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

<https://video.cloudoffice.avaya.com/join/070305842>

United States: +1 (213) 463-4500

Access Code: 070-305-842

This Meeting is for the purpose of conducting such business as may come before the Boards including the business on the attached agenda. The meeting is open to the public.

John Eliot
President Term to May 2025

Autumn Mason
Assistant Secretary, Term to May 2025

Craig Anderson
Treasurer, Term to May 2027

Vacant
Term to May 2025

Vacant
Term to May 2027

AGENDA

1. Call to order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of the Agenda
4. Approval of the Minutes from the Board Meeting held on September 5th, 2024 (enclosed)
5. Public Comment – Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes
6. Review and consider appointment of candidates to fill the board vacancies
 - a. Alisha Camp (8220 Basaltic Dr., enclosure)
 - b. Cody Isaacs (4522 Prairie Agate Dr., enclosure)
 - c. Eric Stedman (8231 Diorite Dr., enclosure)
 - d. Julia Hendershot (8255 Diorite Dr., enclosure)
 - e. Michelle Burcham (4602 Amazonite Dr., enclosure)
7. Management Matters
 - a. Review and consider approval of BiggsKofford’s engagement letter for the 2024 audit (enclosure)
 - b. Review and consider approval of WSDM 2025 engagement letter (enclosed)

- c. Review and consider adoption of A RESOLUTION OF THE BOARD OF DIRECTORS OF MOUNTAIN VISTA METROPOLITAN DISTRICT FURTHER AMENDING DESIGN GUIDELINES (enclosed)
 - d. Review and consider adoption of the Mountain Vista Metropolitan District Annual Administrative Resolution 2025 (enclosed)
 - e. Park signage progress report
- 8. Legal Matters
 - a. Review and consider adoption of the ELECTION RESOLUTION FOR 2025 REGULAR DISTRICT ELECTION MOUNTAIN VISTA METROPOLITAN DISTRICT (enclosed)
- 9. Financial Matters
 - a. Conduct Public Hearing on the 2025 Budget.
 - a. Review and consider adoption of A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE MOUNTAIN VISTA METROPOLITAN DISTRICT (THE "DISTRICT"), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2024 AND AMENDING THE 2024 BUDGET. (enclosed)
 - ~~b. Approval of Payables (enclosed)~~
 - c. CD purchase progress report
- 10. Other Businesses
 - a. Review and consider Weisburg's proposal for tree replacements in 2025 (enclosed)
 - b. Next Regular meeting: Thursday, February 6th, 2025, at 10:00 AM.
- 11. Adjourn





**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT**
HELD September 5th, 2024, AT 10:00 AM

Pursuant to posted notice, the special meeting of the Board of Directors of the Mountain Vista Metropolitan District was held on Thursday, September 5th, 2024, at 10:00 a.m. virtually via video teleconference.

Attendance

In attendance were Directors:

Autumn Mason
Craig Anderson
John Eliot

** Richard Vorwaller's resignation was accepted at this meeting.

Also in attendance were:

Jakrapong Pattamasaevi, WSDM
Rebecca Harris, WSDM
Alisha Camp
Eric Stedman

1. Call to Order: Director Eliot called the meeting to order at 10:04 a.m.
2. Declaration of Quorum/ Director Qualifications/ Disclosure Matters: Mr. Pattamasaevi confirmed a quorum was present and that all appropriate notices and disclosures have been published and filed.
3. Acknowledgement of Director Richard Vorwaller's resignation: Director Mason moved to accept Director Vorwaller's resignation, seconded by Director Eliot. Motion carried unanimously.
4. Approval of Agenda: Director Eliot moved to approve the Agenda as presented; seconded by Director Mason. Motion passed unanimously.
5. Approval of Minutes from Board Meeting held on July 25th, 2024. Director Eliot moved to approve the Minutes as written, seconded by Director Mason. Motion passed unanimously.
6. Public Comment: Discussion regarding the maintenance of dead grass and tall weeds a received from Ms. Camp. Discussion regarding the bioswale maintenance was received from Mr. Stedman. Mr. Pattamasaevi discussed the district's undertaking of the bioswale maintenance. Mr. Pattamasaevi discusses the challenges regarding maintaining accessibility for documents the District publishes.
7. Management Matters:
 - a. Retaining wall repairs progress report. Mr. Pattamasaevi discusses the coordination with Hammers Construction and the status of the wall repairs. Wall repairs are complete.

- b. Landscape maintenance progress report. Mr. Pattamasaevi discusses the ongoing efforts by Weisburg to properly care of the District's assets and their proposed contract going into March 2025.
 - c. Review and consider approval of Weisburg Landscape Maintenance amended 2024 Landscape Maintenance Agreement. Director Mason moved to approve the Agreement as presented; seconded by Director Eliot. Motion passed unanimously.
 - d. Review and consider approval of Bailey Land Solutions proposal for pond clean up. Director Mason moved to approve the proposal as presented; seconded by Director Eliot. Motion passed unanimously.
 - e. Discuss 4624 Halite Wy clover installation ARC proposal. Mr. Pattamasaevi presented the 4624 Halite Wy. Request for clover installation. Discussion regarding installation of Clover in the community in general was had. The board directs Mr. Pattamasaevi to draft an amendment to the design guidelines to prohibit installation of Clover within the community.
 - f. Covenant enforcement progress report. Mr. Pattamasaevi provides a status update to the board regarding covenant enforcement within the community.
 - g. Playground adjacent traffic speed signage progress report. Mr. Pattamasaevi clarifies the placement of the speed signs around the community park. Efforts in this regard continues.
8. Legal Matters: There was no legal matter.
9. Financial Matters:
- h. Approval of Claims/ Financials. Director Mason moved to approve the claims as presented; seconded by Director Eliot. Motion passed unanimously.
 - a. Discussion of District funds financial investment direction. Mr. Pattamasaevi presented investment options to the board. The board directs WSDM to continue pursuing short term certificates of deposit with 5% yield.
10. Other Business: There was no other business.
- a. Review park use application: Share the Warmth – October 5th, 2024. The board directs Mr. Pattamasaevi to approve the application to include a \$1,000 deposit for the event. Director Mason moved to approve the application; seconded by Director Eliot. Motion passed unanimously.
 - b. Review and consider increased playground inspection frequency proposal. The board directs the WSDM to engage in playground inspection twice per year.
 - c. Next Regular meeting: Thursday, November 7th, 2024, at 10:00 AM.
11. Adjourn: There being no further business to come before the Board, Director Eliot moved to adjourn at 11:18 a.m.; seconded by Director Mason. Motion passed unanimously.

Approved,

Director



Alisha Camp
Cimarron Hills, CO 80938
Alishacamp2920@gmail.com
7193516001
09/30/2024

Board of Directors
The Enclaves of Mountain Vista Metro District
Cimarron Hills, CO 80938

Dear Members of the Board,

I am writing to express my sincere interest in joining the Board of Directors for The Enclaves of Mountain Vista Metro District. As a dedicated resident of our community, I am deeply committed to contributing to the ongoing efforts to create a safe, beautiful, and family-friendly environment.

My involvement in our Neighborhood Watch program has allowed me to actively work towards enhancing the safety of our neighborhood. I have been proactive in securing resources such as speed limit postings to ensure our streets are safer for all residents. My strong communication skills and empathetic nature have been instrumental in fostering a sense of community and collaboration among our neighbors.

I am particularly drawn to the collaborative spirit of The Enclaves of Mountain Vista Metro District. I am eager to work alongside fellow board members to enhance our community's safety, aesthetics, and overall quality of life. I also hold a bachelor's degree in project management and am currently pursuing an MBA, which have equipped me with strong organizational skills and a proactive approach. I believe these qualifications will be valuable assets to the board.

Thank you for considering my application. I look forward to the opportunity to discuss how my background, skills, and enthusiasm can contribute to the continued success of our neighborhood covenant.

Warm regards,

Alisha Camp

Jak Pattamasaevi

From: Cody Isaacs <cody.isaacs11@gmail.com>
Sent: Wednesday, September 11, 2024 9:58 AM
To: Jak Pattamasaevi
Subject: Board of Directors Vacancy Seat

Good morning,

I am writing to express my interest in filling the Mountain Vista Metropolitan District Board vacancy. My wife, Rachel, and I are happy residents of 4522 Prairie Agate Dr, Colorado Springs, CO, Lot 1 in Filing 7.

Please let me know what is needed at your convenience.

Respectfully,
Cody Isaacs
719-499-1307

Eric Stedman 8231
Diorite Dr.
Colorado Springs, CO 80938

September 4th, 2024

Dear Board Members:

I am seeking appointment to the vacant position on the Board of Directors for the Mountain View Metropolitan District. I am a current resident of the Mountain Vista single family homes and have lived in the neighborhood since the completion of our home in 2019.

As a member of the Mountain View community, I want to serve on the Board to ensure my neighbors' voices are being represented. As any neighborhood grows, its needs will change, and I can promise that I will continue to know and care about these needs. Additionally, I have experience managing and directing operations through my employment with GDI Drilling. This includes putting together bids and budgets and ensuring projects are completed within those parameters and on time. I believe these skills will also benefit the Mountain View community.

I have also been appointed to the Colorado Springs Stormwater Advisory Committee as the voting member for commercial property. As such, I can bring insights and ideas to our metro district as the neighborhood has many features involving stormwater (e.g. bioswales and detention ponds).

In the five years I have lived here, I have invested quite a bit of time learning about metro districts and how they operate. I also understand that I have much more to learn, and I cannot think of a better way than to gain first-hand experience. I hope to bring new ideas and insights to the Board and to effectively relay updates with my fellow neighbors.

I am eager for this opportunity to serve my community, and I look forward to hearing from you very soon.

Sincerely,

Eric Stedman

Dear Association Services,

I hope this letter finds you well. I am writing to express my genuine interest in volunteering for the association and to convey my enthusiasm for actively contributing to our community. I firmly believe that volunteering is an important way to make a positive impact and foster a strong sense of community spirit.

Having been a resident here for 4 years, I have witnessed firsthand the dedication and hard work put in by the association to maintain and enhance the overall quality of our community. I have been inspired by the positive changes and improvements made under your guidance.

I am particularly keen to contribute my skills, time, and energy towards helping the association achieve its goals. With a background in communication and organizing, I believe I can offer valuable contributions to the association's activities and initiatives. I also served on the Homeowners board in Silverhawk community for about 3 years.

I possess excellent interpersonal and communication skills, which I believe are key for fostering positive relationships within our community. I am confident in collaborating effectively with fellow homeowners, authorities, and service providers to address any concerns or issues that may arise. Additionally, my strong organizational skills have enabled me to successfully manage projects in the past, ensuring timely completion and attention to detail.

Volunteering for the association is not only an opportunity for me to contribute to the community, but also a chance to develop new skills, broaden my knowledge, and build lasting connections. I am committed to actively participating in meetings, offering innovative ideas, and taking on any responsibilities entrusted to me.

In summary, I am excited about the prospect of volunteering for the association and am confident that my skills, dedication, and passion for our community make me a strong candidate. I would welcome the opportunity to discuss my potential involvement in more detail and provide any additional information you may require.

Thank you for considering my application. I look forward to the opportunity to contribute and make a positive impact on our community through volunteering with the association.

Warm Regards

Jak Pattamasaevi

From: Chelle Burcham <mburcham13@icloud.com>
Sent: Tuesday, September 10, 2024 8:54 AM
To: Jak Pattamasaevi
Subject: Letter of Interest- Board Vacancy

Hi Jak-

This email serves as a letter of interest for the current opening on the Mountain Vista Metro District Board.

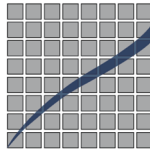
My family and I own and reside at 4602 Amazonite Drive. Lot 30 Filing 7.

Please let me know any next steps I need to follow through with.

Thanks so much-
Michelle Burcham
480-862-3567

Sent from my iPhone





BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

October 17, 2024

Board of Directors
Mountain Vista Metropolitan District
El Paso County, Colorado

We are pleased to confirm our understanding of the services we are to provide for Mountain Vista Metropolitan District ("District") as of and for the year ended December 31, 2024.

Audit Scope and Objectives

We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of the District as of and for the year ended December 31, 2024. Accounting principles generally accepted in the United States of America ("US GAAP") provide for certain required supplementary information ("RSI"), such as management's discussion and analysis ("MD&A") to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America ("US GAAS"). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by US GAAP and will be subjected to certain limited procedures, but will not be audited:

- You have informed us that the MD&A will be omitted. Our report will be modified accordingly.

We have also been engaged to report on supplementary information ("SI") other than RSI that accompanies the District's financial statements, as applicable. We will subject the SI to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with US GAAS, and will provide an opinion on it in relation to the basic financial statements as a whole.

- Schedule(s) of revenues, expenditures, and changes in fund balances – budget and actual for governmental funds, as applicable

In connection with our audit of the basic financial statements, we will read any other information included with the financial statements and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

The objectives of our audit are to obtain reasonable assurance as to whether the financial statements as a whole are free from material misstatement, whether due to fraud or error; issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with US

GAAP; and report on the fairness of the SI referred to above when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with US GAAS will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements.

Users of the Financial Statements

We understand that these financial statements will be used by the State of Colorado and El Paso County to assist with regulatory oversight, and by management to provide assurance on the financial statements to enhance management decision-making. You agree that you will discuss the suitability of this presentation with us if you intend to submit these financial statements to other users or to any of the identified users for different purposes.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with US GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with US GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the District or to acts by management or employees acting on behalf of the District.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with US GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and direct confirmation of receivables and certain assets and liabilities by correspondence with selected customers, creditors, and financial institutions. We may also request representations from your attorneys as part of the engagement and they may bill you for responding to this inquiry.

If circumstances occur which, in our professional judgment, prevent us from completing the audit or forming opinions on the financial statements, we retain the right to withdraw from the engagement without issuing opinions or a report, as permitted by our professional standards.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your

confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

Audit Procedures – Internal Control

We will obtain an understanding of the District and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to you and those charged with governance any matters related to internal control that are required to be communicated under professional standards.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion.

Other Services

We will also prepare the financial statements of the entity in conformity with US GAAP based on information provided by you. We will perform the services in accordance with applicable professional standards.

We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with US GAAP with the oversight of those charged with governance.

Management is responsible for making drafts of the financial statements, all financial records, and related information available to us; for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers); and for the evaluation of whether there are any conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the 12 months after the financial statements date or shortly thereafter. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the District complies with applicable laws and regulations.

With regard to including the auditor's report in an offering document, you agree that the aforementioned auditor's report, or reference to BiggsKofford, P.C., will not be included in any such offering document without our prior permission or consent. Any agreement to perform work in connection with an offering document, including an agreement to provide permission or consent, will be a separate engagement.

You are responsible for the preparation of the SI in conformity with US GAAP. You agree to include our report on the SI in any document that contains, and indicates that we have reported on, the SI. You also agree to include the audited financial statements with any presentation of the SI that includes our report thereon. Your responsibilities include acknowledging to us in the representation letter that (1) you are responsible for the presentation of the SI in accordance with US GAAP; (2) you believe the SI, including its form and content, is fairly presented in accordance with US GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the SI.

You agree to assume all management responsibilities for the other services listed above and any other non-attest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

You are responsible to notify us in advance of your intent to reproduce our report for any reason, in whole or in part, and to give us the opportunity to review any printed material containing our report before its issuance. Such notification does not constitute an acknowledgement on our part of any third party's intent to rely on the financial statements. With regard to financial statements published electronically or on your internet website(s), you understand that electronic sites are a means to reproduce and distribute information. We are not required to read the information contained in your sites, or to consider the consistency of other information in the electronic site with the original document.

You agree that you will not use our firm's name or the name of an employee of the firm in a communication containing a financial presentation without the written permission of our firm. If you do use our firm name or the name of an employee of the firm in a communication containing a financial presentation, you agree to include an "accountant's report" or a "disclaimer" on the financial presentation(s) which we specify. Further, you agree to provide us with printers' proofs or masters of any document that contains our firm name or the name of an employee of the firm and a financial presentation for our review and approval before printing/publishing of the document. You also agree to provide us with a copy of the final reproduced material that contains either our firm's name and/or the name of an employee of the firm and a financial presentation for our approval before it is distributed.

We value each and every one of our clients as well as each and every one of our employees. We have spent a great deal of time and resources to locate, train, and retain our employees. We respectfully request that you not solicit our employees to work for you. You agree that if you or your agents do hire one of our employees within three months of when they last worked for BiggsKofford, P.C., we will be due a finder's fee equal to 50% of the greater of the annual salary they were earning as of their last day of employment or their starting salary with the District. Payment will be due within 10 days of your receipt of our invoice. To ensure that our independence is not impaired under the AICPA *Code of Professional Conduct*, you agree to inform the engagement principal before entering into any substantive employment discussions with any of our personnel.

You understand that we provide clients with services specifically focused on identifying and addressing deficiencies in internal controls, and on searching for the existence of fraud within the entity. If you would like us to perform

these services, we would be happy to discuss that opportunity with you. However, you acknowledge that those services are outside the scope of this engagement and are not included in the fees detailed below.

It is our policy to retain engagement documentation for a period of at least five years, after which time we may commence the process of destroying the contents of our engagement files. To the extent we accumulate any of your original records during the engagement, those documents will be returned to you promptly upon completion of the engagement. The balance of our engagement file, other than the compiled financial statement, which we will provide you at the conclusion of the engagement, is our property, and we will provide copies of such documents at our discretion and if compensated for any time and costs associated with the effort.

In the event we are required to respond to a subpoena, court order or other legal process for the production of documents and/or testimony related to information we obtained and/or prepared during the course of this engagement, you agree to compensate us at our standard hourly rates for the time we expend in connection with such response, and to reimburse us for all related out-of-pocket costs incurred.

You and BiggsKofford, P.C. both agree that any dispute that may arise from this engagement will, prior to resorting to litigation, be submitted for mediation before the American Arbitration Association. Both parties further agree that any such mediation shall be administered within El Paso County, Colorado, and the results of any such mediation shall be binding upon agreement of each party to be bound. Further, both parties agree that any potential legal action between you and BiggsKofford, P.C. shall be resolved in El Paso County District Court according to Colorado law. Our engagement ends on delivery of our audit report and any claim made concerning our services will be limited to the fees charged for those services. You agree to indemnify, defend, and hold BiggsKofford and its owners, heirs, executors, personal representatives, successors, and assigns harmless from any liability and costs resulting from knowing misrepresentations by management.

This engagement letter is contractual in nature and includes all of the relevant terms that will govern the engagement for which it has been prepared. The terms of this letter supersede any prior oral or written representations or commitments by or between the parties. Any material changes or additions to the terms set forth in this letter will only become effective if evidenced by a written amendment to this letter, signed by all parties.

We want you to clearly understand that this type of financial statement presentation is not designed for, and should not be used for, any purpose subject to regulation by the United States Securities and Exchange Commission ("SEC") or the securities division of any state.

We understand that your employees will prepare all cash, accounts receivable, and other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of BiggsKofford, P.C. and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to Colorado Office of the State Auditor or its designee. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of BiggsKofford, P.C. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to Colorado Office of the State Auditor or its designee. The Colorado Office of the State Auditor or its designee may intend or decide to distribute the copies or information contained therein to others, including other governmental agencies.

Chris Jorgensen is the engagement principal and is responsible for supervising the engagement and for signing the report or authorizing another individual to sign it.

Our fees for this engagement are not contingent on the results of our services. We estimate that our fees for these services will be \$10,275. You will also be billed for any travel or other out-of-pocket expenses. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will keep you informed of any problems we encounter, and our fees will be adjusted accordingly. Our invoices for these fees will be rendered when we begin final field work, and are payable on presentation. Any remaining balance will be due upon delivery of your financial statements. In accordance with our firm policies, work may be suspended if your account becomes overdue and will not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment or for any other reason provided for in this letter, our engagement will be deemed to have been

completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenses through the date of the termination. This engagement letter was drafted under the assumption that WSDM District Managers is the manager for the District. In the event this is not the case, the terms of this engagement letter are subject to revision. This engagement letter is valid for 30 days from the date of this letter and is subject to revision or withdrawal if an executed copy is not received by BiggsKofford, P.C. within that timeframe.

Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the board of directors of the District. Circumstances may arise in which our report may differ from its expected content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report or, if necessary, withdraw from this engagement. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or withdraw from this engagement.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, **PLEASE INITIAL EACH PAGE, SIGN THE LAST PAGE**, and return a copy to us.

Sincerely,

BiggsKofford, P.C.

BiggsKofford, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Mountain Vista Metropolitan District.

Officer signature: _____ Title: _____ Date: _____



WSDM – District Managers
614 N Tejon St
Colorado Springs Colorado
Phone: (719) 447-1777
Fax: (719) 867-4013
Website: wsdistricts.co



MOUNTAIN VISTA METROPOLITAN DISTRICT

Re: Management Contract 2025

Dear sir/madame:

We are pleased to present this continued management services agreement for the Mountain Vista Metropolitan District “the District”. By signing below the District accepts this engagement for ongoing Management Services.

Scope of Services-

We will engage in the day-to-day management of the District at the direction of its board of directors. Specifically, we will undertake those areas of responsibility listed in “Exhibit A.” We will perform these services in the most professional and efficient manner possible, per the scope of services “Exhibit B”.

Service fee-

Based upon the scope or work for the District, we will provide all the applicable services for a monthly fee \$4,500 per month. This sum represents our best estimate of the number of hours of work required for the management of the District. We will invoice for our services on a monthly basis, and they will be due within 30 days of invoice. Invoices 60 days or older will accumulate 1% financing charges compounded monthly.

Hourly Rates

Principal	\$ 225.00
Senior Manager	\$ 180.00
Senior Accountant	\$ 190.00
Assistant Manager	\$ 150.00
Bookkeeper	\$ 75.00
Administrative/ Supporting Staff	\$ 50.00
Website Administration	\$ 50.00
*Closing request fee – collected at the closing from title company	\$ 100.00

Disclosure

From time to time during our discussions with potential new clients we may be asked to provide a dossier regarding our services. We would love to be able to mention our work for you. Please let us know if you would like for us to not disclose our services to the District.

Renewal/ Termination

This agreement shall be for one year in duration effective on 01/01/2025. If either WSDM or the District wishes to terminate the management agreement, 30 days of notice shall be provided in writing. In the event that no notice is provided by either party this agreement shall renew automatically for 1 year. Should any adjustments be needed regarding any portion of this agreement, we will consult with you and formalize those changes in writing.

Thank you for the opportunity. Please contact us if you have any questions about our engagement.

Respectfully,

Approved:

Rebecca Harris, President/ CEO

_____, Director

Date: _____

Date: _____

EXHIBIT - A

Designation of WSDM responsibilities

	WSDM	Legal	Other
<u>Board Meetings</u>			
Meeting Agenda	X		
Meeting Support Materials	X		
Board Meeting Posting/Notice	X		
Meeting Minutes	X		
Annual posting of Meetings	X		
Annual Set of Resolutions (Admin, notice, online, fees, budget, CORA, election, etc.)		X	
Filing Conflicts		X	
<u>Budgets</u>			
Budget Hearing Advertisement		X	
Draft Budget Distributed	X		
Annual State Reporting	X	X	
Mill Levy Certification	X	X	
<u>Legal Notices</u>			
Drafting		X	
Review/Approval		X	
Record		X	
Inclusions/Exclusions Process	X	X	
<u>Elections</u>			
		X	
<u>Reporting</u>			
Budget Development and Filing	X	X	
Debt notice	X		
Quinquennial Finding	X		
Annual Report – County/ City	X		
Annual Report - State	X		
Annual Map Filing	X		
Transparency Notice (SDA, etc.)	X		
Non-rated Public Securities Report	X		
Agent Address/Notification	X		
Unclaimed Property Report	X		
<u>Insurance</u>			
Renewal	X		
<u>Finance/ Bookkeeping</u>			

General Accounting Services	X		
Budget Reporting and Management	X		
Accounts Payable/Receivable	X		
Audit/Audit Exemption	X		
Monthly Financial Reporting	X		
Bond issue support	X	X	
Bank Relationships	X		
Bond Continuing Disclosure Report	X	X	

Billing Services

Regular Billing	X		
Collections	X	X	
Maintain/publish Fees and charges	X	X	

Covenant Enforcement

Enforcement of Violations	X		
Customer Service	X		
Collections	X	X	
Reviews of plans	X		

Customer Service

Point of Contact	X		
Website Management	X		

EXHIBIT - B

SCOPE OF SERVICES:

Management Services

1. Meeting and Reporting Services – WSDM will provide the following services:
 - a. Coordinate Board meetings, prepare and distribute meeting agenda. Preparation, filing and posting of legal notices required in conjunction with the meeting.
 - b. Ensure meeting notices are properly and timely posted.
 - c. Contact Board members 72 hours prior to a scheduled meeting to ensure a quorum will be present. In the event of a cancelation of a meeting, contact and advise all parties of the cancelation and any changes to the meeting date, time and place, if available.
 - d. Meeting packets will be distributed by U.S. Mail and/or email, as determined by the Board
 - e. Prepare for and attend regular and special meetings of the Board.
 - f. Draft, revise and finalize the minutes of the meeting and circulate for review and comment to ensure all statutory requirements have been met.
 - g. Prepare and maintain a record of all Board members, consultants and vendors. Direct and oversee all service providers, consultants and employees.
 - h. Prepare and make annual compliance filings (but not judicial filings) with the various State and County officials, as required. Coordinate review and approval of annual compliance filings with the attorney.
 - i. Respond to inquiries made by various officials, property owners or consultants in a timely and professional manner.
 - j. Set up and maintain the official records of the District and service as official custodian for same pursuant to the Colorado Open Records Act.
 - k. Monitor requirements pertaining to HB 1343 (Illegal Aliens).
 - l. Insurance administration, including evaluating risks, comparing coverage, process claims, completing applications, monitoring expiration dates, processing routine written and telephone correspondence. Ensure that all District contractors and subcontractors maintain required coverage for the District's benefit. Obtain quotes for insurance annually.
2. ~~Elections – Service as a Designated Election Official (DEO) for district elections with familiarity with various laws, including, but not limited to the Special District Act, the Colorado Local Government Election Code, the Uniform Election Code of 1992, to the extent not in conflict with the Colorado Local Government Election Code, and Article X, § 20 of the Colorado Constitution ("TABOR")~~
3. Construction Oversight – we may provide extensive construction management. Our current experience principals have funded and managed over \$100,000,000 in public infrastructure including roads, water, wastewater, electric, gas, telecommunications and stormwater facilities.
4. Website Administration – extensive experience with creating and updating the District websites, specifically including the State Internet Portal Authority funded sites (SIPA). Or hosting the district website under www.wsdistricts.co.
5. Employee management – management of full or part time employees including Operators in Responsible Control (ORC), field and operations employees, administrative employees, part time seasonal employees, Certified Pool Operators, etc. Maintain compliance with Human Resource aspects like; labor statutes, insurance, training, safety, etc. issues. Also, automated payroll services
6. Covenant enforcement and CCR Management – WSDM will provide the following services:
 - a. Management of Architectural Control Committees or Design Review Committees, including, but not limited to, coordination of meetings and preparation of meetings.
 - b. Community inspections and review of proposed improvements or architectural requests.
 - c. Provide enforcement of the recorded CCRs (Covenant, Conditions, and Restrictions) and Design Guidelines including, but not limited to, violation tracking and imposition of fines.

7. Insurance – WSDM will be the liaison for the annual insurance renewal and payment, as well coordination for any insurance claims, as needed, and complete the annual insurance audit to ensure the district is properly covered.
8. Inclusion/ Exclusions of Property – WSDM will provide, assistance with Legal Counsel, to coordinate any property inclusions into the District Boundaries or any property exclusions out of the District Boundaries. Determine property eligibility, present to the Board for approval, and file with proper local governing body.

Accounting and bookkeeping

1. Standard Service – WSDM will provide the following services (with a Certified Public Accountant):
 - a. Accounting:
 - i. Prepare monthly, quarterly and annual financial statements for the monthly meeting packets.
 - ii. Reconcile bank statements and trustee statements on a monthly basis.
 - iii. Coordinate bank account setup and maintenance of signature cards.
 - iv. Prepare and file Continuing Disclosure Notices with the Trustee and other required parties. Coordinate review with legal counsel.
 - v. Coordinate capital project draws and requisitions.
 - vi. Prepare and review all payments of claims prior to release to ensure funds are available.
 - vii. Monthly review email of all expenditures and coordinate preparation and distribution of same with the manager for the District to monitor the district is on track with the budget and appropriated expenditures.
 - b. Accounts Payable:
 - i. Receive and review invoices for accuracy and appropriateness for payment. Code the invoices in accordance with the budgeted line item.
 - ii. Prepare issuance of checks (or virtual checks) to be paid by the Board for monthly disbursement.
 - iii. Prepare funding requests, if required.
 - iv. Release checks to vendors when all approvals and funding have been received.
 - c. Accounts Receivable:
 - i. Process deposit of revenues
 - ii. Process bank charges and other miscellaneous accounts receivable matters.
 - d. Financial Projections:
 - i. Provide multi-year forecasting on Board request
 - ii. Provide a Utility consumption versus rate analysis, and possible water loss calculations
 - iii. Provide commercial billing and rate structure analysis.
 - e. Budgets:
 - i. Prepare annual budget and budget message for approval by the Board and coordinate with legal counsel for same.
 - ii. Prepare or assist in the preparation of supplemental and/or amended budgets and accompanying documents, if required.
 - iii. Prepare and assist in the compliance of filing the annual Budget, or amendment, as needed.
 - f. Conservation Trust Fund (Greater outdoor of Colorado - GoCo Funds) Management and associated compliance reporting.
 - g. Audits:
 - i. Obtain proposals for conducting the annual audit for consideration at budget hearing meeting. Proposals should be included in the meeting packet.
 - ii. Coordinate and participate in audit bids, engagements, fieldwork and audit draft review.
 - iii. Assist the auditor in performing the annual audit, to accomplish timely completion and filing by statutory deadline.
 - iv. Help present the Annual Audit for approval by the Board to be filed in compliance with State, local, and federal requirements.
 - v. Submit application to state requesting exemption from audit.
 - h. Bonds:
 - i. Monitor and comply with Bond documents, State Statute, and Auditing requirements
 - ii. Transfer debt obligated funds to correct Reserve Funding accounts as applicable
 - iii. Coordinate principal and interest payments as required by the governing documents.
 - iv. Coordinate with Bond counsel to issue bonds as directed by the Board of Directors

- v. Coordinate the proper compliance filing including but not limited to the DLG-30, etc.
- i. Developer Reimbursements/ Advances:
 - i. Coordinate with Developers to ensure all advances are received, tracked, or accounted for to fund the district as needed.
 - ii. Monitor and comply with Developer Reimbursement agreements and Auditing requirements
 - iii. Coordinate principal and interest payments required by the Reimbursement agreement

Billing and Collections

1. Standard Services—WSDM may implement billing with either of two potential billing software systems for the residents, BILL billing software, or QuickBooks billing software—as seen applicable.
 - a. CUSI system is compatible with the Automatic Meter Reading (AMR), Badger Beacon systems as well as state of the art integration with direct payment options (Customer Web Portals, ACH, and Credit Card).
 - b. CINC system is compatible with direct payment options, customer account tracking, violation processing, and bank access.
2. Additional Standard Services will include:
 - a. Provide resolution of re-reads for meter reads, if necessary.
 - b. Customize billing system to download meter readings directly into accounting software to allow for automatic updates to customer accounts.
 - c. Produce and transmit customer invoices to a mailing facility or perform the mailing in house, whichever is more economical.
 - d. Process and make daily deposits of all receipts mailed directly to the billing company, as necessary.
 - e. Communicate with customers and transmit Automated Clearing House ("ACH") authorization forms allowing the District to initiate an ACH withdrawal of the customer bill directly from their checking or savings account. Initiate ACH batches using dual controls.
 - f. Coordinate and provide correspondence regarding terminations, delinquencies, payment plans and shut-off notices in compliance with the District's collection policies and in coordination with the District's legal counsel.
 - g. Process payoff requests from title company for closings and set up new ownership information.
 - h. Collect transfer fee due upon the transfer of an account or property.
 - i. Process payment arrangements for customers facing economic hardship at the direction of the Board.
 - j. Process and transmit delinquent notices.
 - k. Process shutoff notices and direct the District's operator to proceed with shutoff.
 - l. Certify delinquent accounts with the County, as applicable, in coordination with the District's legal counsel.
 - m. Coordinate processing of statements of liens with the District's legal counsel, and release of liens as accounts are paid current.
 - n. Respond to customer calls and inquiries in a timely and professional manner.
 - o. Track tap fee payments and coordinate with the Water Operator to provide installation of a new Tap for water utility.

Customer Service

1. WSDM may provide customer service support by phone, email, social media, text messaging, and fax to help all customers with their inquiries, questions, or request for information.
2. WSDM will provide access to a 24-hour emergency number at 719-447-4840.
3. WSDM will collaborate with security teams and monitor any security camera's as needed.
4. All customer inquiries will have a response to them within 1 hour during regular business hours or immediately the following business day, if not an emergency.





Front Yard:

Landscape rock shall be installed in the area between the sidewalk and streets. At least two (2) trees, which may be a one and one-half inch (1 ½") caliper deciduous tree or an evergreen tree of at least six feet (6') in height, must be planted in the front yard. Any Lots less than five-thousand square feet (5,000 ft²) or located on the corner of two streets may be considered for only one (1) tree. Unless otherwise approved in writing by the AC, each front yard must contain a minimum total of nine (9), five-gallon (5 gal) shrubs and eighteen (18), one-gallon (1 gal) shrubs, ornamental grasses, or perennials. **No Clover shall be permitted.**

The front yard of each Lot is defined as that area between the street and a line extended from the front corners of the home to each side Lot line. The landscaping plan shall include an adequate underground irrigation system, which shall be installed at the time of initial landscaping.

Rear Yard:

The rear yard of each Lot shall be landscaped with turf, artificial turf, landscape rock, or utilizing "long lived" ground cover such as bluegrass or brome fescue. **No Clover shall be permitted.**

The quantity of rear yard bushes, ornamental grasses or perennials is at the discretion of the builder or owner.

RESOLUTION
A RESOLUTION OF THE BOARD OF DIRECTORS OF MOUNTAIN VISTA
METROPOLITAN DISTRICT FURTHER AMENDING DESIGN GUIDELINES

WHEREAS, Mountain Vista Metropolitan District, El Paso County, Colorado (the “District”) is a quasi-municipal corporation and political subdivision of the State of Colorado, duly organized and existing as a Metropolitan District under the laws of the State of Colorado, including particularly Title 32 of the Colorado Revised Statutes;

WHEREAS, Challenger Communities LLC, as Declarant, has caused the recordation of Declaration of Covenants, Conditions, and Restrictions for the Mountain Vista Community (“Covenants”), which Covenants were recorded in the real property records of El Paso County at Reception Number 219040045;

WHEREAS, the Declarant has assigned all of its rights and obligations enforcement of the Covenants to the Colorado not-for-profit corporation, Mountain Vista Covenants;

WHEREAS, the powers and duties of the Mountain Vista Covenants are exercised and facilitated by and through the Board of Directors of the District;

WHEREAS, the Covenants provide for the adoption of design guidelines; and

WHEREAS, the Mountain Vista Covenants, by and through the Board of Directors of the District desires to amend and restate the Design Guidelines for the Mountain Vista Community.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MOUNTAIN VISTA METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO AS FOLLOWS:

The attached amended and restated Design Guidelines for the Mountain Vista Community are hereby adopted.

ADOPTED AND APPROVED THIS 7th DAY OF NOVEMBER 2024.

John Eliot, President

ATTEST:



Full Text of Amended Design Guidelines Attached
Separately



**MOUNTAIN VISTA METROPOLITAN DISTRICT
ANNUAL ADMINISTRATIVE RESOLUTION
(2025)**

WHEREAS, Mountain Vista Metropolitan District (the “District”), was organized as a special district pursuant to an Order and Decree of the District Court in and for the County of El Paso Colorado (the “County”) and

WHEREAS, the Board of Directors (the “Board”) of the District has a duty to perform certain obligations in order to assure the efficient operation of the District and hereby directs its consultants to take the following actions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. The Board directs the District’s Manager to cause an accurate map of the District’s boundaries to be prepared in accordance with the standards specified by the Division of Local Government (“**Division**”) and to be filed in accordance with § 32-1-306, C.R.S.

2. The Board directs the District’s Manager to notify the Board of County Commissioners, the County Assessor, the County Treasurer, the County Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of the name of the chairman of the Board, the contact person, telephone number, and business address of the District, as required by § 32-1-104(2), C.R.S.

3. The Board directs the District’s Manager to prepare and file with the Division, within thirty (30) days of a written request from the Division, an informational listing of all contracts in effect with other political subdivisions, in accordance with § 29-1-205, C.R.S.

4. The Board directs the District’s accountant to cause the preparation of and to file with the Department of Local Affairs the annual public securities report for nonrated public securities issued by the District within sixty (60) days of the close of the fiscal year, as required by §§ 11-58-101, et seq., C.R.S.

5. The Board directs the District’s Manager to: (a) obtain proposal(s) for auditors to be presented to the Board; (b) cause an audit of the annual financial statements of the District to be prepared and submitted to the Board on or before June 30; and (c) cause the audit to be filed with the State Auditor by July 31, or by the filing deadline permitted under any extension thereof, all in accordance with §§ 29-1-603(1) and 606, C.R.S. Alternatively, if warranted by § 29-1-604, C.R.S., the Board directs the District’s accountant to apply for and obtain an audit exemption from the State Auditor on or before March 31 in accordance with § 29-1-604, C.R.S.

6. The Board directs the District’s Manager, if the District has authorized but unissued general obligation debt as of the end of the fiscal year, to cause to be submitted to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District the District’s audit report or a copy of its application for exemption from audit in accordance with § 29-1-606(7), C.R.S.

7. The Board directs the District's accountant to submit a proposed budget to the Board by October 15 and prepare the final budget and budget message, including any amendments thereto, if necessary. The Board also directs the District's accountant to perform the property tax limit calculation, if required by §§ 29-1-306, *et seq.*, C.R.S., and to inform the Board of the result of such calculation. The Board directs the District's Manager to schedule a public hearing on the proposed budget or amendments, as applicable, and to post or publish notices thereof. The Board directs legal counsel to prepare all budget resolutions. The Board directs the District's Manager to file the budget, budget resolution, and budget message with the Division on or before January 30th, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

8. The Board directs the District's accountant to monitor all expenditures and, if necessary, to notify the District's legal counsel, the District's Manager, and the Board when expenditures are expected to exceed appropriated amounts. The Board directs legal counsel to prepare all budget amendment resolutions. The Board directs the District's Manager to schedule a public hearing on a proposed budget amendment and post or publish notices thereof in accordance with § 29-1-106, C.R.S. The Board directs the District's Manager to file the amended budget with the Division on or before the date of making such expenditure or contracting for such expenditure, all in accordance with §§ 29-1-101, *et seq.*, C.R.S.

9. The Board directs legal counsel to cause the preparation of the Unclaimed Property Act report and submission of the same to the State Treasurer by November 1st if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with § 38-13-401, C.R.S.

10. The Board directs the District's accountant to prepare the mill levy certification form and directs the District's accountant to file the mill levy certification form with the Board of County Commissioners on or before December 15th, in accordance with § 39-5-128, C.R.S.

11. The Board directs that all legal notices shall be published in accordance with § 32-1-103(15), C.R.S.

12. The Board hereby determines that each member of the Board shall, for any potential or actual conflicts of interest, complete conflicts of interest disclosures and directs legal counsel to file the conflicts of interest disclosures with the Board and with the Colorado Secretary of State at least seventy-two (72) hours prior to every regular and special meeting of the Board, in accordance with § 32-1-902(3)(b) and § 18-8-308, C.R.S. Written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board when filed with the Secretary of State. Additionally, at the beginning of each year, each Board member shall submit information to legal counsel regarding any actual or potential conflicts of interest and, throughout the year, each Board member shall provide legal counsel with any revisions, additions, corrections, or deletions to said conflicts of interest disclosures.

13. The Board confirms its obligations under § 24-10-110(1), C.R.S., with regards to the defense and indemnification of its public employees, which, by definition, includes elected and appointed officers.

14. The Board hereby appoints the District's Manager as the official custodian for the maintenance, care, and keeping of all public records of the District, in accordance with §§ 24-72-202, *et seq.*, C.R.S. The Board hereby directs its legal counsel, accountant, manager, and all other consultants to adhere to the Colorado Special District Records Retention Schedule as adopted by the District.

15. The Board directs the District's Manager to post notice of all regular and special meetings in accordance with § 32-1-903(2) and § 24-6-402(2)(c), C.R.S. The Board hereby designates <https://mountainvistamd.colorado.gov/> as the District's website for the posting of its regular and special meeting notices. The Board also hereby designates, unless otherwise designated by the Board, the intersection of Shale Dr. and Graphite Dr. as the location the District will post notices of meetings in the event of exigent or emergency circumstances which prevent the District from posting notice of the meeting on the District's website. The Board directs the District's Manager to provide the website address set forth above to the Department of Local Affairs for inclusion in the inventory maintained pursuant to § 24-32-116, C.R.S.

16. The Board determines to hold regular meetings on February 6th, May 1st, August 7th, and November 6th, 2025 at 10AM by telephone, electronic, or other means not requiring physical presence. All notices of meetings shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable.

17. The Board determines to hold an annual meeting, pursuant to § 32-1-903(6), on November 6th, 2025 at 9:30 AM by telephone, electronic, or other means not requiring physical presence, subject to change by action of the Board. Notice of the annual meeting shall designate whether such meeting will be held by electronic means, at a physical location, or both, and shall designate how members of the public may attend such meeting, including the conference number or link by which members of the public can attend the meeting electronically, if applicable. The District's Manager shall be responsible for coordinating the required presentations for the annual meeting.

18. In the event of an emergency, the Board may conduct a meeting outside of the limitations prescribed in § 24-6-402(2)(c), C.R.S., provided that any actions taken at such emergency meeting are ratified at the next regular meeting of the Board or at a special meeting conducted after proper notice has been given to the public.

19. The Board directs the District's Manager to maintain the District's website in compliance with state and federal requirements and to make such documents and information required by § 32-1-104.5, C.R.S. available to the public on the District's website.

20. For the convenience of the electors of the District, and pursuant to its authority set forth in § 1-13.5-1101, C.R.S., the Board hereby deems that all regular and special elections of the District shall be conducted as independent mail ballot elections in accordance with §§ 1-13.5-1101, *et seq.*, C.R.S., unless otherwise deemed necessary and expressed in a separate election resolution adopted by the Board.

21. Pursuant to the authority set forth in § 1-1-111, C.R.S., the Board hereby appoints the District's counsel, Peter M. Susemihl as the Designated Election Official (the "DEO") of the District for any elections called by the Board, or called on behalf of the Board by the DEO, and hereby authorizes and directs the DEO to take all actions necessary for the proper conduct of the election, including, if applicable, cancellation of the election in accordance with § 1-13.5-513, C.R.S.

22. In accordance with § 1-11-103(3), C.R.S., the Board hereby directs the DEO to certify to the Division the results of any elections held by the District and, pursuant to § 32-1-1101.5(1), C.R.S., to certify results of any ballot issue election to incur general obligation indebtedness to the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District and file a copy of such certification with the Division of Securities.

23. The Board directs legal counsel to cause a notice of authorization of or notice to incur general obligation debt to be recorded with the County Clerk and Recorder within thirty (30) days of authorizing or incurring any indebtedness, in accordance with § 32-1-1604, C.R.S.

24. Pursuant to the authority set forth in § 24-12-103, C.R.S., the Board hereby designates, in addition to any officer of the District, Peter M. Susemihl, as a person with the power to administer all oaths or affirmations of office and other oaths or affirmations required to be taken by any person upon any lawful occasion.

25. The Board directs legal counsel to cause the preparation of and filing with the Board of County Commissioners or the governing body of the municipality that adopted a resolution of approval of the District, if requested, the application for quinquennial finding of reasonable diligence in accordance with § 32-1-1101.5(1.5), (2), C.R.S.

26. The Board directs legal counsel to cause the preparation of and the filing with the Board of County Commissioners or the governing body of any municipality in which the District is located, the Division, the State Auditor, the County Clerk and Recorder, and any interested parties entitled to notice pursuant to § 32-1-204(1), C.R.S., an annual report in accordance with § 32-1-207(3)(c), C.R.S.

27. The Board directs the District's Manager to obtain proposals and/or renewals for insurance, as applicable, to insure the District against all or any part of the District's liability, in accordance with §§ 24-10-115, *et seq.*, C.R.S. The Board directs the District's Manager to review and update the District's property schedule as needed, and no less than annually. The Board directs the District's accountant to pay the annual SDA membership dues, agency fees, and insurance premiums, as applicable, in a timely manner. The Board appoints the District's Manager as its proxy for the SDA Annual meeting for voting and quorum purposes.

28. The Board hereby opts to exclude elected or appointed officials as employees within the meaning of § 8-40-202(1)(a)(I)(A), C.R.S., and hereby directs legal counsel to file a statement with the Division of Workers' Compensation in the Department of Labor and Employment not less than forty-five (45) days before the start of the policy year for which the option is to be exercised, in accordance with § 8-40-202(1)(a)(I)(B), C.R.S.

29. The Board hereby directs legal counsel to prepare the disclosure notice required by § 32-1-809, C.R.S., and to disseminate the information to the electors of the District accordingly. Further, the Board hereby designates the following website as the District's official website for the purposes thereof: <https://mountainvistamd.colorado.gov/>.

30. The Board hereby directs legal counsel to prepare and record with the County Clerk and Recorder updates to the disclosure statement notice and map required by § 32-1-104.8, C.R.S., if additional property is included within the District's boundaries.

31. In accordance with § 38-35-109.5(2), C.R.S., the District hereby designates the President of the Board as the official who shall record any instrument conveying title of real property to the District within thirty (30) days of any such conveyance.

32. The Board hereby affirms the adoption of the corporate seal in substantially the form appearing on the signature page of this resolution in accordance with § 32-1-902, C.R.S., regardless of whether initially produced electronically or manually. The requirement of any District resolution, proceeding or other document to "affix" the District seal thereto, including for the purpose of satisfying any applicable State law, shall be satisfied by manual impression or print, facsimile reproduction or electronic reproduction, or inclusion of the image of such seal. Without limiting the foregoing, any electronic production or reproduction of the image of the seal shall constitute an electronic record of information, as defined in the Uniform Electronic Transactions Act, and the Board hereby authorizes its use in accordance with the authority provided by § 24-71.3-118, C.R.S.

33. The Board directs the District's Accountant to prepare and submit the documentation required by any continuing disclosure obligation signed in conjunction with the issuance of debt by the District.

34. The Board directs legal counsel to monitor, and inform the Board of, any legislative changes that may occur throughout the year.

35. In the event the District has not engaged an accountant or a manager, the Board hereby directs legal counsel to undertake all actions designated in this Resolution to the District accountant or the District's Manager until such time as an accountant or manager, as applicable, is engaged by the District.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]

ADOPTED NOVEMBER 11, 2024

(SEAL)

DISTRICT:

MOUNTAIN VISTA METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: _____
Officer of the District

Attest:

By: _____

APPROVED AS TO FORM:

General Counsel to the District



**ELECTION RESOLUTION FOR 2025 REGULAR DISTRICT ELECTION
MOUNTAIN VISTA METROPOLITAN DISTRICT**

WHEREAS, the terms of office of three directors will be up for election at the regular special District election to be held on May 6, 2025 (“Election”); and

WHEREAS, in accordance with the provisions of the Special District Act (“Act”) and the Uniform Election Code of 1992 (“Code”), and the Election must be conducted to elect 1 Director to serve for a term of four (4) years and 1 Director to serve a term of two years.

NOW THEREFORE, be it resolved by the Board of Directors of the Mountain Vista Metropolitan District in the County of El Paso, State of Colorado that:

1. The regular election of the eligible electors of the District shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At the time, 2 Directors will be elected to serve a three-year term.

2. The Election shall be conducted as a mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall notify the Colorado Secretary of State of the District’s determination and submit a Plan for conducting the mail ballot Election, which may be based on the standard plan adopted by the Secretary of State. There shall be no election precinct or polling place. All mail ballots shall be returned to the Designated Election Official’s office.

3. The Board of Directors hereby designate Peter M. Susemihl, 660 Southpointe Ct., Suite 210, Colorado Springs, CO 80906 as the Designated Election Official of the District, who is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and the Act, Code, TABOR or other applicable laws. The Election shall be conducted in accordance with the Act, Code, TABOR and other applicable laws. Among other matters, the Designated Election Official shall publish the call for nominations, appoint election judges as necessary, appoint the Canvass Board, arrange for the required notices of election, and printing of ballots, and direct that all other appropriate actions be accomplished.

4. Applications for mail-in ballots may be filed with the Designated Election Official at 660 Southpointe Ct., Suite 210, Colorado Springs, CO 80906, no later than the close of business on the 7th day prior to the election (Tuesday, April 29, 2025), if the mail-in ballot is to be mailed to the elector, or until the close of business on the Friday immediately preceding the election (Friday, May 2, 2025), if the mail-in ballot will not be mailed to the elector.

5. Self-Nomination and Acceptance forms are available at the Designated Election Official’s office located at the above address. All candidates must file a Self-

Nomination and Acceptance form with the Designated Election Official no later than the close of business (time: 5:00 p.m.) on Friday, February 24, 2023.

6. If the only matter before the electors is the election of Directors of the District and if, at the close of business on February 28, 2025, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent no later than February 28, 2025, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with the Code.

7. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board's intention that the various provisions hereof are severable.

8. Any and all actions previously taken by the Designated Election Official or the Secretary of the Board of Directors or any other persons acting on their behalf pursuant to the Act, the Code or other applicable laws, are hereby ratified and confirmed.

9. All acts, orders, and resolutions, or parts thereof, of the Board which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

10. The provisions of this Resolution shall take effect immediately.

ADOPTED AND APPROVED this 5th day of November 2024.

MMOUNTAIN VISTA METROPOLITAN DISTRICT

By _____
President

ATTEST:

By _____
Secretary



RESOLUTION
MOUNTAIN VISTA METROPOLITAN DISTRICT

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE FUNDS AND IN THE AMOUNTS SET FORTH HEREIN FOR THE MOUNTAIN VISTA METROPOLITAN DISTRICT (THE “DISTRICT”), EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2024 AND AMENDING THE 2024 BUDGET.

WHEREAS, the Board of Directors of the District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time;

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration;

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 7, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF MOUNTAIN VISTA METROPOLITAN DISTRICT, EL PASO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF COLORADO:

Section 1. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. Budget Expenditures. That estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget. That the budget as submitted and attached and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of District for the year stated above and the amended budget for 2024 is approved...

Section 4. Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget for Bonds and Interest is \$472,646. That the foregoing budget indicated that the amount of money necessary to balance the budget for Operations and Maintenance is \$157,549. That the valuation for assessment, as certified by the El Paso County Assessor, is \$15,535,820.

Section 5. Mill Levy. That for the purposes of meeting all Contractual Obligations payments of the District for the budget year, there is hereby levied a tax of 30.423 mills upon each dollar of the total valuation of assessment of all taxable property within the District. That for the purposes of meeting all expenses of operations and maintenance of the District for the budget year, there is hereby levied a tax of 10.141 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 7. Certification. The District's agents are hereby authorized and directed to immediately certify to the County Commissioners of El Paso County, Colorado, the mill levies for the District hereinabove determined and set.

Section 8. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated and no other.

ADOPTED AND APPROVED this 7th day of November 2024.

DISTRICT
BOARD OF DIRECTORS

President

ATTEST:

Secretary

MOUNTAIN VISTA METROPOLITAN DISTRICT
2025 BUDGET
MVMD - GENERAL FUND

	2023 ACTUAL	2024 ACTUAL 9/27/2024	2024 PROJECTED	2024 BUDGET	2025 BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 782,895	\$ 686,010	\$ 686,010	\$ 686,010	\$ 749,730
REVENUES					
PROPERTY TAXES - O&M	\$ 122,200	\$ 146,718	\$ 145,497	\$ 145,497	\$ 157,549
SPECIFIC OWNERSHIP TAXES - O&M	\$ 12,792	\$ 8,947	\$ 10,185	\$ 10,185	\$ 11,028
LATE FEE	\$ 1,710	\$ 1,325	\$ 1,325	\$ -	
BUILDING PERMIT FEES (\$2000/Unit)	\$ 138,000	\$ 136,000	\$ 140,000	\$ 110,000	\$ 140,000
INSURANCE CLAIM	\$ 6,541				
INTEREST EARNINGS	\$ -			\$ -	
DELINQUENT TAX AND INTEREST	\$ 56	\$ 24	\$ 24	\$ -	\$ -
ABATEMENT TAX & INTEREST	\$ -			\$ -	\$ -
TRASH SERVICE (\$180*340)	\$ 62,525	\$ 52,777	\$ 63,332	\$ 76,797	\$ 96,403
OTHER	\$ -			\$ -	
TOTAL REVENUES	\$ 343,823	\$ 345,791	\$ 360,363	\$ 342,479	\$ 404,980
TOTAL REVENUES AND FUND BALANCE	\$ 1,126,718	\$ 1,031,801	\$ 1,046,374	\$ 1,028,489	\$ 1,154,710
EXPENDITURES					
AUDIT/ ACCOUNTING	\$ 9,325	\$ 9,600	\$ 9,600	\$ 9,605	\$ 10,275
COPIES AND POSTAGE	\$ 1,830	\$ 1,971	\$ 2,571	\$ 2,500	\$ 3,900
DISTRICT MANAGEMENT	\$ 40,238	\$ 32,840	\$ 51,000	\$ 51,000	\$ 54,000
ELECTION	\$ 1,429			\$ -	\$ 10,000
ENGINEERING		\$ 2,880	\$ 2,880		
INSURANCE	\$ 21,931	\$ 12,331	\$ 12,331	\$ 15,000	\$ 15,000
LANDSCAPE MAINTENANCE	\$ 75,149	\$ 55,098	\$ 66,118	\$ 75,000	\$ 80,892
LANDSCAPE REPAIR/ REPLACEMENT	\$ -			\$ 40,000	\$ 40,000
PARK & PLAYGROUND MAINTENANCE	\$ -	\$ 550	\$ 600	\$ 2,500	\$ 2,500
LEGAL	\$ 8,647	\$ 7,948	\$ 10,000	\$ 10,000	\$ 10,000
MISCELLANEOUS				\$ -	
OFFICE SUPPLIES	\$ 83			\$ 83	\$ 100
REPAIRS					
SDA DUES	\$ 1,238	\$ 1,238	\$ 1,238	\$ 2,000	\$ 2,000
STORMWATER	\$ 43,463	\$ 5,948	\$ 5,948	\$ 20,000	\$ 20,000
TRASH SERVICE	\$ 59,197	\$ 50,359	\$ 63,332	\$ 84,444	\$ 96,403
TREASURER FEE - O&M	\$ 1,834	\$ 2,201	\$ 950	\$ 1,152	\$ 1,446
UTILITIES	\$ 55,745	\$ 66,427	\$ 70,000	\$ 70,000	\$ 77,000
ACCESSIBILITY COMPLIANCE					\$ 3,500
CONTINGENCY	\$ -	\$ 76	\$ 76	\$ 50,000	\$ 50,000
TOTAL EXPENDITURES	\$ 320,107	\$ 249,467	\$ 296,644	\$ 433,284	\$ 477,016
TRANSFER TO DEBT FUND	\$ 120,601.00			\$ -	
TRANSFER TO PROJECT FUND	\$ -			\$ -	
ENDING FUND BALANCE	\$ 686,010	\$ 782,334	\$ 749,730	\$ 595,205	\$ 677,694
EMERGENCY RESERVE: State Required 3%	\$ 9,603	\$ 7,484	\$ 8,899	\$ 12,999	\$ 14,310
ASSESSED VALUATION	\$ 12,050,010	\$ 14,347,420	\$ 14,347,420	\$ 14,347,420	\$ 15,535,820
MILL LEVY	10.141	10.141	10.141	10.141	10.141

MOUNTAIN VISTA METROPOLITAN DISTRICT
2025 BUDGET
MVMD - BOND FUND

	2023 ACTUAL	2024 ACTUAL	2024 PROJECTED	2024 BUDGET	2025 BUDGET
DEBT FUND BEGINNING BALANCE	\$ 10,314	\$ 16,711	\$ 16,711	\$ 16,711	\$ 11,911
REVENUES					
BOND ISSUE PROCEEDS					
DEVELOPER ADVANCE					
PROPERTY TAXES	\$ 366,599	\$ 440,155	\$ 440,155	\$ 436,492	\$ 472,646
SPECIFIC OWNERSHIP TAXES	\$ 38,375	\$ 26,841	\$ 30,554	\$ 30,554	\$ 33,085
DELINQUENT TAX AND INTEREST	\$ 169	\$ 72	\$ 72	\$ -	
ABATEMENT TAX & INTEREST	\$ -			\$ -	
INTEREST INCOME	\$ 10,246	\$ 53,582	\$ 53,582	\$ 15,000	\$ 15,000
OTHER INCOME	\$ -			\$ -	
TOTAL REVENUES	\$ 415,389	\$ 520,650	\$ 524,363	\$ 482,046	\$ 520,731
TRANSFER IN FROM GENERAL SERVICE FUND	\$ -			\$ -	
TOTAL REVENUES AND FUND BALANCE	\$ 425,702	\$ 537,361	\$ 541,075	\$ 498,757	\$ 532,643
EXPENDITURES					
PRINCIPAL AND INTEREST PAYMENTS	\$ 395,955		\$ 517,760	\$ 488,210	\$ 513,642
BANK SERVICE CHARGES	\$ 3,535	\$ 717	\$ 800	\$ -	
CO-TREASURER'S FEE	\$ 5,502	\$ 6,603	\$ 6,603	\$ 6,547	\$ 7,090
COST OF ISSUANCE	\$ -			\$ -	
TRUSTEE FEE	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
RESERVE AND OTHER FUNDS	\$ -			\$ -	
TRANSFER TO CAPITAL PROJECT FUND	\$ -			\$ -	
TOTAL EXPENDITURES	\$ 408,991	\$ 11,320	\$ 529,163	\$ 498,757	\$ 524,731
ENDING FUND BALANCE	\$ 16,711	\$ 526,041	\$ 11,911	\$ (0)	\$ 7,911
ASSESSED VALUATION	\$ 12,050,010	\$ 14,347,420	\$ 14,347,420	\$ 14,347,420	\$ 15,535,820
MILL LEVY	30.423	30.423	30.423	30.423	30.423

MOUNTAIN VISTA METROPOLITAN DISTRICT
2025 BUDGET
MVMD - PROJECT FUND

	2023 ACTUAL	2024 ACTUAL	2024 PROJECTED	2024 BUDGET	2025 BUDGET
CAPITAL PROJECT FUND BEGINNING BALANCE	\$ 1,221,663	\$ 1,283,526	\$ 1,283,526	\$ 1,283,526	\$ 1,051,376
REVENUES					
TRANSFER FROM GENERAL SERVICE FUND	\$ -			\$ -	
INTEREST INCOME	\$ 64,927			\$ 30,000	
TOTAL REVENUES	\$ 64,927	\$ -	\$ -	\$ 30,000	\$ -
 TOTAL REVENUES AND FUND BALANCE	 \$ 1,286,590	 \$ 1,283,526	 \$ 1,283,526	 \$ 1,313,526	 \$ 1,051,376
EXPENDITURES					
CAPITAL IMPROVEMENTS	\$ -	\$ 228,356	\$ 228,356	\$ 1,230,000	
BANK FEES	\$ 3,064	\$ 3,444	\$ 3,794	\$ 1,000	
TOTAL EXPENDITURE	\$ 3,064	\$ 231,800	\$ 232,150	\$ 1,231,000	\$ -
 ENDING FUND BALANCE	 \$ 1,283,526	 \$ 1,051,726	 \$ 1,051,376	 \$ 82,526	 \$ 1,051,376





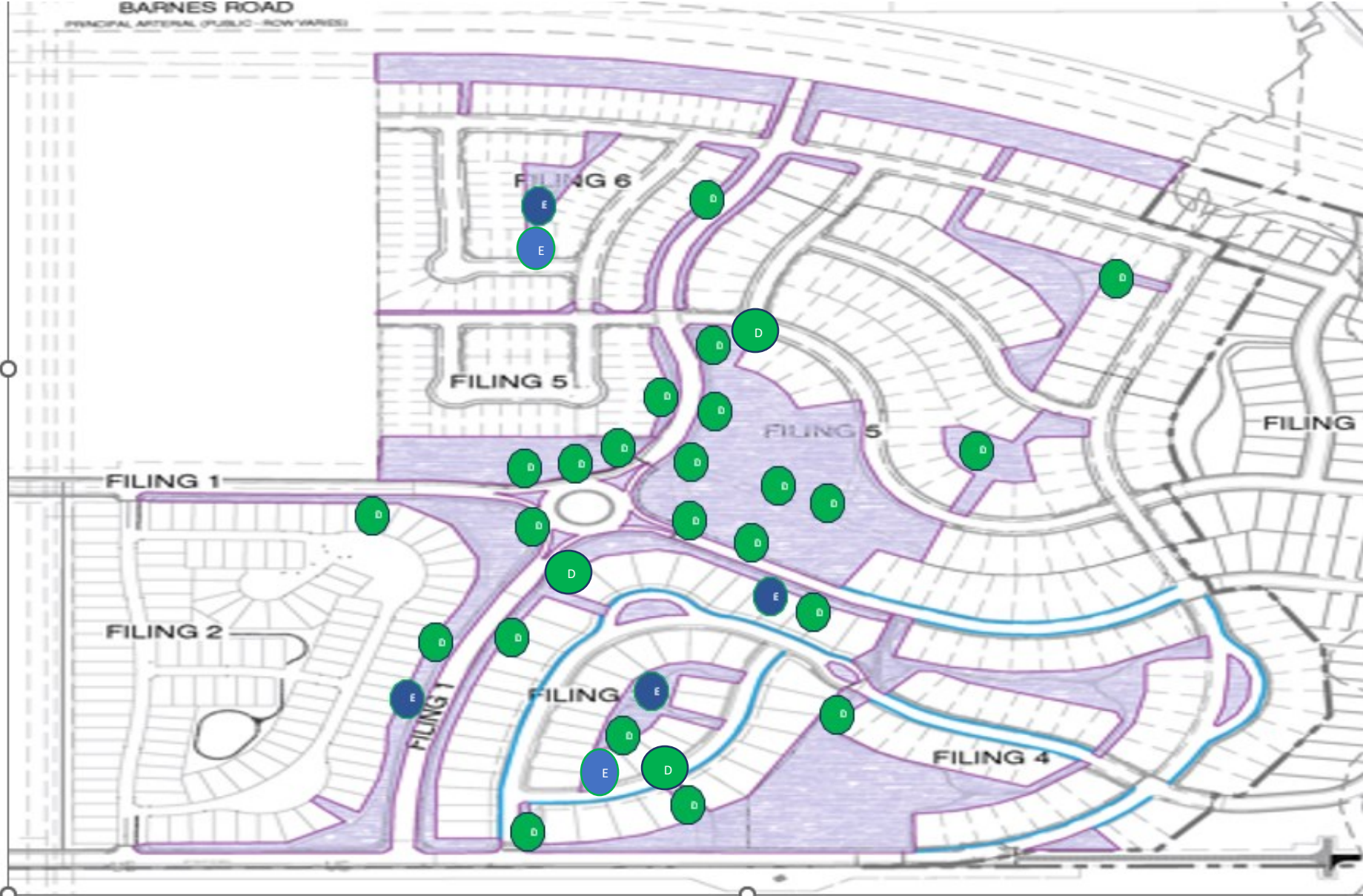
Integrity • Professionalism • Beautiful Landscapes

Mtn. Vista Metro

Enhancement Bids - October 11, 2024

Description	Address	Materials					Labor			Equipment	Haul and Dump Fee	Delivery Fee	Total
		Units	Quantity	Evergreen Trees	Deciduous Trees	Irrigation	quantity (Hrs)	rate	price				
1.) Remove 6 dead evergreen trees and 26 dead deciduous trees through out the property. 2.) Install 6 new evergreen trees and 26 new deciduous trees through out the community.	Through out the Community	Evergreen Trees, and Deciduous Trees	6 - Evergreen Trees, and 26 - Deciduous Trees										
				\$ 4,770.00	\$ 15,470.00	\$ 325.00	23	\$ 60.00	\$ 1,380.00	\$ 850.00	\$ 195.00	\$ 275.00	\$ 23,265.00
*The Warranty for all plant material will be void if no Winter watering is performed. If there is no moisture on the ground, trees will have to be watered 2 times a month.										Total =		\$ 23,265.00	

Mt. Vista Metro Tree Map



= Evergreen Tree



= Deciduous Tree