

**SPECIAL BOARD MEETING MINUTES
OF THE BOARD OF DIRECTORS OF THE
MOUNTAIN VISTA METROPOLITAN DISTRICT
HELD SEPTEMBER 9, 2025
AT 2:00 PM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Mountain Vista Metropolitan District was held on Tuesday, September 9, 2025, at 2:00 p.m. remotely via tele/videoconference

<https://video.cloudoffice.avaya.com/join/270263981>

United States: [+1 \(213\) 463-4500](tel:+1(213)463-4500)

Access Code: 270263981

Attendance:

In attendance were Directors:

Autumn Mason,	President
Michelle Burcham,	Treasurer
Cody Isaacs,	Secretary
Eric Stedman,	Assistant Secretary

Directors Excused:

Caleb McCoy,	Assistant Secretary
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Also in attendance were:

Danielle Daigle-Chavez,	WDM Managers
Jak Pattamasaevi	Gardner Law Firm
Stephanie,	Member of the Public

1. Call to Order: The meeting was called to order at 2:02 pm by Ms. Daigle-Chavez
2. Declaration of quorum/Director Qualifications/Disclosure Matters: Ms. Daigle-Chavez indicated that a quorum of the Board was present, stating that each Director has been qualified as an eligible elector of the District pursuant to Colorado law. The Directors confirmed their qualifications. Ms. Daigle-Chavez informed the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Daigle-Chavez inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest regarding any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain quorum or otherwise enable the Board to act.
3. Approval of Agenda: After review, President Mason motioned to approve the agenda as amended to modify line item 7 b, Review and Consider Weisburg proposal for Service. Seconded by Director Isaacs. Motion passed with Director McCoy excused.
4. Public Comment: No public comment.

5. Consent Agenda: The items listed below are a group of items to be acted upon with a single motion, second, and vote by the Board.

- a. Approve Minutes from August 7th, 2025, Regular Board Meeting.
- b. Approve Payables through August 22nd, 2025.
- c. Approve Unaudited Financial Statements through August 31, 2025. After discussion, President Mason motioned to approve the Consent agenda as amended to reflect an additional invoice numbered 10561 from Gardner Law, seconded by Director Burcham. Motion passed with Director McCoy excused.

6. Legal Matters:

- a. Review and Consider Resolution Establishing Guidelines for the processing and Collection of Delinquent Fees and Charges. Mr. Pattamasaevi provided the update regarding the Resolution. Mr. Pattamasaevi cautioned Director Stedman that he may have a conflict of interest regarding voting on this agenda item. After discussion, President Mason motioned to approve the Resolution as presented, seconded by Director Burcham. Motion passed with Director Stedman abstaining and Director McCoy excused.
- b. Review and Consider Resolution Adopting Rules and Regulations (Collection Cost Fees). Mr. Pattamasaevi provided the update regarding the Resolution. After cautioning Director Stedman of his potential conflict of interest regarding this agenda item, President Mason motioned to approve the Resolution as presented, seconded by Director Burcham. Motion passed, with Director Stedman abstaining and Director McCoy excused.

7. Management Matters:

- a. Review and consider proposals for Retaining Wall repair from Fisk Lawncapes and Mountain Splendor. After discussion, President Mason motioned to form a sub-committee of Directors Stedman and Isaacs to lead Wall Repair efforts going forward. The committee will have authority to retain contractors and bids for wall repair NTE \$20,000.00. Seconded by Director Burcham. Motion passed with Director McCoy excused.
- b. Review and Consider Weisburg proposal for Service. After review, President Mason motioned to approve Weisburg's proposal to repair missing or damaged bioswale covers, requesting that Weisburg take time-stamped photos of repairs done, seconded by Director Isaacs. Motion passed with Director McCoy excused.
- c. Community Park Use Request- Kelli Conrad: Fitness Dance Class. After discussion, the Board decided a \$1,000.00 Park Use Fee would remain in place for all applicants requesting park use.

- d. Community Request—Sit-in Swing for younger children. After discussion, the Board directed Ms. Daigle-Chavez to look into pricing for a set of 2 sit-in swings for younger children.

8. Next Meetings

- a. Regular Scheduled Meeting- November 6th at 10:00 am.
- b. Annual (Townhall) Meeting- November 6th at 9:30 am.

9. Adjourn. President Mason adjourned the meeting at 3:10 pm.

Danielle Daigle-Chavez
Submitted by: Recording Secretary

THESE MINUTES ARE APPROVED AS THE OFFICIAL SEPTEMBER 9, 2025, SPECIAL MEETING MINUTES OF THE MOUNTAIN VISTA METROPOLITAN DISTRICT.

Cody Isaacs
Cody Isaacs [Oct 1, 2025 15:00:47 MDT]
Approved by: Secretary of the Board