



**MINUTES OF A CONTINUED REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MOUNTAIN VISTA METROPOLITAN DISTRICT  
HELD JUNE 5, 2020 AT 10:00 A.M.**

Brian Bahr, President - Term to May 2022  
Richard Vorwaller - Term to May 2023  
Jordan Savage- Term to May 2023  
Craig Anderson- Term to May 2023  
John Eliot- Term to May 2022

Attendance

In attendance were Directors:

Brian Bahr  
Richard Vorwaller  
Jordan Savage  
Craig Anderson

Also in attendance were:

Riley Walker, WSDM  
Kevin Walker, WSDM  
Pete Susemihl, Susemihl, McDermott & Downie, P.C.  
Mike Sullivan, D.A. Davidson

1. Call to Order & Introductions:

Meeting was called to order at 10:02 AM. John Eliot was excused from the meeting.

2. Approval of Agenda:

Director Vorwaller made a motion to approve the Agenda. Jordan Savage seconded. The Agenda was approved unanimously.

3. Regular Business Items:

- a. Approval of Board Meeting Minutes from the November 7, 2019 Meeting
- b. Approval of Payables for the Period ending 6-4-2020
- c. Acceptance of Unaudited Financial Statements as of 5-31-2020 and the schedule of cash position updated as of 5-31-2020

Riley Walker explained that per a discussion with Brian Bahr, Walker Schooler District Managers would need to amend their invoice to account for hours spent, and so the invoice would not be included on this month's payables.

Craig Anderson moved to approve the general business items. Jordan Savage second. The general business items were approved unanimously.

4. Bond Issue Discussion—D.A. Davidson:

Mike Sullivan gave a presentation on the Bond market. Brian Bahr moved to authorize D.A. Davidson to proceed with the senior bond at 5.25% and the subordinate bond at 7% or better. Richard Vorwaller seconded. The authorization passed unanimously.

5. Market/Construction Report:

Richard Vorwaller informed the board that sales were up, and the Phase 1 of the Skyline product sold out immediately. Filing Six lots are being developed, as well as the park. The park has an anticipated completion date of October.

6. District Management Matters:

- a. Manager's Report
- b. Billing
- c. Design Guidelines
- d. Collection Policy

A report as given on the status of trash service. The Design Guidelines were completed and presented to the board. The possibility of a collections policy was discussed. Mr. Susemihl informed the board that a motion was needed to approve the design guidelines. Brian Bahr moved to approve the Design Guidelines. Richard Vorwaller seconded. The Design guidelines were approved unanimously. Mr. Walker asked the board to move to establish a collections guideline. Mr. Susemihl suggested that the collections policy be approved by a motion and then when legal counsel finalized the policy, there would be a resolution. Mr. Walker said that the collections process would be that in the event of a property being overdue on assessments, they would be sent a reminder letter, then collections would be filed in November with County Treasurer. Brian Bahr moved to approve the collection process outlined by Mr. Walker. Jordan Savage seconded. The motion passed unaminously. Mr. Walker said that WSDM, LLC would begin taking responsibility for minutes. Mr. Walker gave an update on the website, which is still in the works.

7. Legal Matters:

- a. Non-Profit Covenant Enforcement
- b. Resolution Allowing Limited District Involvement
- c. Assignment of Enforcement Rights

Mr. Susemihl stated that he proposed that the District would be the vehicle to pay for the costs of architectural review and covenant enforcement, but the rights of covenant enforcement would be assigned to a nonprofit corporation which would be called Mountain Vista Covenants. He said that there was an assignment from Challenger Communities LLC assigning their rights of covenant enforcement to Mountain Vista Covenants, a Colorado Nonprofit Corporation which he would set up. He then stated that the board action that was needed was a resolution establishing intent on the part of the district to pay for architectural review and covenant enforcement, and also the responsibility to appoint the board of directors for the nonprofit corporation. He also

stated that there would need to be a draft of the bylaws. Brian Bahr expressed his desire to appoint Pat Jarrett, Jordan Savage, and Richard Vorwaller to the board of directors for the nonprofit corporation. Brian Barh moved to approve the aforementioned resolution. Richard Vorwaller seconded. The motion passed unanimously.

8. Financial Matters:

No Financial Matters were discussed.

9. Public Comment:

There was no public comment.

10. Other Business:

The next regular meeting was canceled, so the next meeting was set for the first Thursday of August.

11. Adjournment:

The meeting was adjourned at 10:52 AM on June 5, 2020

Respectfully Submitted,  
Walker Schooler District Managers

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By: Riley Walker for the Recording Secretary