RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD MAY 21, 2015

A regular meeting of the Board of Directors of the Vista Ridge Metropolitan District (referred to hereafter as the "Board") was convened on Thursday, the 21st day of May, 2015, at 8:00 A.M., at the Vista Ridge Community Center, 2750 Vista Parkway, Erie, Colorado. The meeting was open to the public.

Directors In Attendance Were:
James R. Spehalski
Michael Lund
Scott Wood

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Wood and, upon vote, unanimously carried, the absences of Christopher Koch and Richard Cori were excused.

Also In Attendance Were:
Lisa A. Johnson and Dan Cordova, Special District Management Services, Inc.

Brandon Carter, Colorado National Golf Club

Tim Hedahl, Vista Ridge Master Homeowner's Association ("HOA") Board Member

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DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflict of interest statements for each of the Directors and that statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting in accordance with the statute. Ms. Johnson requested that the Directors consider whether they had any new conflicts of interest which had not been previously disclosed. There were no additional disclosures made.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson requested that the Board review and approve the proposed Agenda for the District's regular Board meeting.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Wood and, upon vote, unanimously carried, the Agenda was approved.

Minutes: The Board reviewed the Minutes of the March 19, 2015 regular meeting.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Wood and, upon vote, unanimously carried, the Minutes from the March 19, 2015 Regular Meeting were approved, as presented.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims for the period ending April 10, 2015, as follows:

General Fund:	$ 31,810.35
Debt:	$ -0-
Capital:	$ 7,786.10
Total:	**$ 39,596.45**

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of the payment of claims as presented above.

The Board then considered approval of the payment of claims through the period ending May 21, 2015, as follows:

General Fund:	$ 38,403.52
Capital:	$ 63,091.63
Total:	**$ 101,495.15**

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Wood and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending May 21, 2015, as amended.

Financial Statements: Ms. Johnson presented the unaudited financial statements and the schedule of cash position for the period ending March 31, 2015.

Following review, upon motion duly made by Director Wood, seconded by Director Spehalski and, upon vote, unanimously carried, the Board accepted the unaudited financial statements and cash position for the period ending March 31, 2015, as presented.

2014 Audit: Ms. Johnson reported that fieldwork has been scheduled. The Audit will be presented at the July 16, 2015 Meeting.

OPERATION AND MAINTENANCE MATTERS

Project Manager's Report: Mr. Cordova presented and reviewed the Project Manger's Report with the Board which is attached hereto and incorporated herein

Integrated Water System Update: Mr. Carter presented and the Board reviewed the Integrated Water System Update Report which is attached hereto and incorporated herein.

Change Order No. 1 to the Agreement for Landscape Maintenance by and between the District and CoCal Landscape Services, Inc.: The Board considered approval of Change Order No. 1 to the Agreement for landscape maintenance by and between the District and CoCal Landscape Services, Inc. for landscape enhancements, in the amount of $28,860.00.

Following review, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board approved Change Order No. 1 to the Agreement for Landscape Maintenance by and between the District and CoCal Landscape Services, Inc. for landscape enhancements, in the amount of $28,860.00.

Service Agreement with BioTree, LLC: Mr. Cordova presented to the Board the Service Agreement with BioTree, LLC for 2015 tree care services.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement with BioTree, LLC for 2015 tree care services.

Service Agreement with MasterKey Construction: The Board reviewed the Service Agreement with MasterKey Construction for trailscape concrete repairs.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement with MasterKey Construction for trailscape concrete repairs.

Construction Agreement with Barnard Structures Inc.: The Board reviewed the Construction Agreement with Barnard Structures Inc. for construction services related to the Coal Creek Pump Station.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board ratified approval of the Construction Agreement with Barnard Structures for construction services related to Coal Creek Pump Station.

COAL CREEK PUMP STATION IMPROVEMENTS PROJECT

Status of the Project: Ms. Johnson presented a memo from Brad Simons regarding status of the Coal Creek Pump Station Improvements. Ms. Johnson advised the Board that the work to install the pump station is complete and the project went relatively well. The pumps are exceeding design set points at Pond 17 but are slightly below design set points at Pond 13. Mr. Simons and Mr. Carter are working with the pump vendor on the design issues.

OTHER MATTERS

Communication with the HOA: Mr. Hedahl attended a recent Homeowner's Association ("HOA") meeting. The HOA is interested in partnering with the District to install a monument sign on Mountain View Blvd. The Board directed the staff to research the cost associated with the request and report back to the Board at a future meeting

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL MAY 21, 2015 MINUTES OF THE VISTA RIDGE METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____
James R. Spehalski

_____
Christopher H. Koch

_____
Michael Lund

_____
Richard Cori

_____
Scott Wood

Project Manager Report

Vista Ridge Metropolitan District

3/12/15 – 5/13/15

General Landscaping

- Activation and start-up repairs for the irrigation system have been completed. However, due to the heavy amount of precipitation experienced over the past month, the District is not yet operating the system on a regular schedule.

- CoCal has completed spring pruning of landscape material, as well as aeration and fertilization of the turf.

Tree Care

- BioTree completed their application of Emerald Ash Borer control to all District Ash trees the week of April 6th. Evergreen anti-fungal treatments and moth & beetle treatments are scheduled for the week of May 25th.

- CSU Extension is in the process of making available resources for identifying instances of Emerald Ash Borer infestations and advising on effective treatments. They suggested that their office be contacted again later in the summer when they are hoping to have this program in place.

2015 Landscape Enhancements

- Installation of the 2015 landscape enhancements is scheduled for the week of May 25th.

Fence Staining & Repair

- Extended periods of precipitation has delayed scheduling of 3-rail fence staining in filings 1B/a & 1B/b. Scheduling of the project is pending favorable weather conditions.

- Two sections of District fence were repaired in the month of April.

Hole 17 Pump Station Repair

- Shortly after start-up of the hole 17 Pump Station, the station's submersible pressure maintenance pump was found to be inoperable. This is an auxiliary pump that works to keep a static pressure in the system while irrigation zones are not running. Advanced Mechanical Services was called to trouble-shoot the issue and determined the pump to be 'burnt out' due to constant usage. Advanced Mechanical Services has been authorized to replace the pump at a cost of $4,798.00. The work is scheduled for the week of May 18th.

Trailscape Maintenance

- Completion of the repair of 28 trip hazards on the District's trial system was completed in April.

Vista Parkway Entry Monument Sign Lighting Vandalism

- In March, 13 ground light fixtures in the District's Vista Parkway entry monument signs were found to be damaged due to vandalism. All Reach Property Lighting was authorized to complete repairs and an insurance claim was filed for the damages.

Other

- 2 e-mails and 2 phone calls from residents and 5 e-mails from the HOA Community Manager regarding various maintenance issues were responded to.

Integrated Water System Update

Colorado National Golf Club

May 19, 2015

Coal Creek Station:

- Pump station is in working order!!!!! !!!!! !!!!! !!!!! !!!!! !!!!!
  - Working tests completed May 11, 2015.
  - Max flow design set point exceeded to pond 17!
  - Max flow design set point slightly below expectation to pond 13
    - In communication with Xylem
    - Payment has not been authorized as of 5/19/15
    - Max flow of new station, 840 GPM, exceeds output of old system, 775 GPM, with 100 hp less
      - The old output of 775 was really only seen for 2-4 months since August of 2012. Typical output was 550 GPM.
    - Radio communication with new pump station is not installed yet
    - Hardware is ordered and expected within the next week

- Generator work was put on hold during pump station install
  - Determination of working status will be made by June 12th

VRMD Pump 17:

- Quotation for installation of Pressure maintenance pump has been submitted by Dan.
  - PM pump, according to Cascade Industries, has been non-functional for years
  - Installation of this pump will increase life of larger pumps of the system

Community Ditch:

- The community ditch is off for the season.
- There will be "free water" to start the season as soon as water calls by other users are made.
- CNGC began cleaning out weed rack and will schedule with VRMD the time to have a roll off dumpster placed at the site.