RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE VISTA RIDGE METROPOLITAN DISTRICT HELD NOVEMBER 21, 2013

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 November, 2013, at 8:00 A.M., at the Vista Ridge Community Center, 2750 Vista Parkway, Erie, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
James Spehalski
Michael Lund
Richard Cori
Daniel Fishman

Following discussion, upon motion duly made by Director Lund, seconded by Director Cori and, upon vote, unanimously carried, the absence of Christopher Koch was excused.

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

Brandon Carter; Colorado National Golf Club

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. It was noted that Director Spehalski is a consultant to Colorado National Golf Club and is working with the Town of Erie ("Town") on other development applications in the Town.

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 Lund, seconded by Director Cori and, upon vote, unanimously carried, the Agenda was approved, as amended.

Minutes: The Board reviewed the Minutes of the September 26, 2013 special meeting.

Following discussion, upon motion duly made by Director Cori, seconded by Director Fishman and, upon vote, unanimously carried, the Minutes of the September 26, 2013 special meeting were approved.

2014 Meeting Dates: Ms. Johnson reviewed the business to be conducted in 2014 to meet the statutory compliance requirements.

Following discussion, upon motion duly made by Director Fishman, seconded by Director Cori and, upon vote, unanimously carried, the Board determined to meet on the third Thursday of every other month, beginning in January of 2014, at 8:00 a.m., at the regular meeting place.

FINANCIAL MATTERS

Claims: The Board considered ratifying the approval of the payment of claims through the period ending October 16, 2013, totaling $38,658.05 for general fund expenses.

Following discussion, upon motion duly made by Director Fishman, seconded by Director Cori and, upon vote, unanimously carried, the Board ratified approval of the payment of claims for the period ending October 16, 2013.

The Board then considered approval of the payment of claims through the period ending November 21, 2013, totaling $53,752.22 for general fund expenses and $1,632,465.63 for debt service fund expenses.

Following discussion, upon motion duly made by Director Cori, seconded by Director Fishman and, upon vote, unanimously carried, the Board approved the payment of claims for the period ending November 21, 2013, as presented.

Financial Statements: Ms. Johnson presented the unaudited financial statements for the period ending October 31, 2013 and the schedule of cash position for the period ending October 31, 2013.

Following review, upon motion duly made by Director Lund, seconded by Director Cori and, upon vote, unanimously carried, the Board accepted the unaudited financial statements for the period ending October 31, 2013 and the schedule of cash position for the period ending October 31, 2013.

2013 Audit: The Board discussed the engagement of Schilling & Company, P.C. to perform the 2013 Audit.

Following discussion, upon motion duly made by Director Lund, seconded by Director Cori and, upon vote, unanimously carried, the Board approved the engagement of Schilling & Company, P.C. to perform the 2013 Audit, for an amount not to exceed $5,700.

James Spehalski joined the meeting at this point.

System Development Fees: The Board discussed the system development fee annual increase.

Following discussion, upon motion duly made by Director Lund, seconded by Director Fishman and, upon vote, unanimously carried, the Board determined to not increase the system development fees by 5% for 2014 and to hold the fees at the 2013 rate of $14,071.00/acre for 2014.

Resolution of Vista Ridge Metropolitan District Regarding Appropriation of Operation & Maintenance Mill Levy to Debt Service of Taxable Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2006D and 2008D: The Board reviewed and discussed a Resolution regarding the appropriation of operation and maintenance mill levy to debt service to pay the Series 2006D and 2008D Bonds.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Fishman and, upon vote, unanimously carried, the Board adopted the Resolution of Vista Ridge Metropolitan District Regarding Appropriation of Operation & Maintenance Mill Levy to Debt Service of Taxable Subordinate Non-Ad Valorem Tax Revenue Bonds, Series 2006D and 2008D, subject to final review by Legal Counsel and the Board.

2013 Budget Amendment Hearing: The Chairman opened the public hearing to consider the Resolution to Amend the 2013 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2013 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. There were no comments from the public in attendance and the public hearing was closed.

Following review and discussion, Director Cori moved to adopt the Resolution to Amend 2013 Budget, Director Fishman seconded the motion and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2013 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2014 Budget: The Board opened the public hearing to consider the proposed 2014 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2014 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Ms. Johnson reviewed the estimated 2013 expenditures and the proposed 2014 expenditures.

Following discussion, the Board considered the adoption of the Resolutions to Adopt the 2014 Budget and Appropriate Sums of Money and Set Mill Levies, for the General Fund at 15.000 mills and the Debt Service Fund at 42.827 mills, for a total mill levy of 57.827 mills. Upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2013. Ms. Johnson was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Weld County and the Division of Local Government, not later than December 15, 2013. Ms. Johnson was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2014. Copies of the adopted Resolutions are attached to these minutes and incorporated herein by this reference.

DLG-70 Mill Levy Certification: Ms. Johnson discussed with the Board the DLG-70 Mill Levy Certification form.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 mill levy certification form, for certification to the Board of County Commissioners and other interested parties.

LEGAL MATTERS

Irrigation Water Facilities Common Use Agreement ("the Agreement"): It was noted that staff and Director Lund met to review the proposed revisions to the current agreement. Ms. Jacoby was directed to draft a letter to the Golf Club including the District's proposed revisions to the agreement and transmit it to the Golf Club with a request for a meeting to discuss.

Allocation of Responsibility between the District and the Town for Maintenance of Streets and Sidewalks in the Community: It was noted that staff met with the Town's staff to discuss maintenance of sidewalks, bridges and the underdrain system. District's staff will conduct an inspection of sidewalks in the community that are to be maintained by the Town and create a list of repairs. Staff will then transmit the list to the Town for prioritization and addition of future sidewalk repairs, operations and maintenance into their budget.

The Town will work directly with the Golf Course regarding inspection, etc. of the bridge in question.

The Town asked the District to transmit any calls concerning underdrains from residents to Town staff.

Masonry/Stonework Repair: The Board deferred discussion.

Resolution Authorizing the District Manager to Approve Expenditures up to $1,000.00 without Board approval: The Board discussed the Resolution Authorizing the District Manager to Approve Expenditures up to $1,000.00 without Board approval.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Cori and, upon vote, unanimously carried, the Board adopted the Resolution Authorizing the District Manager to Approve Expenditures up to $1,000.00 without Board approval, as revised.

Resolution to Call the May 6, 2014 Regular Election: The Board discussed the upcoming election and Resolution No. 2013-11-6 to Call the May 6, 2014 Election.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Lund and, upon vote, unanimously carried, the Board adopted Resolution No. 2013-11-6 to Call the May 6, 2014 Election and appointed Lisa Johnson, as the Designated Election Official and authorized her to perform all tasks required for the May 6, 2014 Regular Election of the Board of Directors for the conduct of a polling place/mail ballot election. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

HB13-1041, Colorado Open Records Act: Ms. Johnson distributed a Resolution setting forth a policy to respond to Open Records requests.

Following discussion, upon motion duly made by Director Spehalski, seconded by Director Fishman and, upon vote, unanimously carried, the Board adopted Resolution No. 2013-11-07; Resolution Regarding Public Records Act Requests.

HB13-1186 Special District Public Disclosure: Ms. Johnson advised the Board that the requirements of HB13-1186 is in addition to the Transparency Notice. No action was taken at this time.

§32-1-809, C.R.S. Reporting Requirements and Mode of Eligible Elector Notification: The Board discussed §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification and directed staff to post the District's required transparency notice information on the Special District Association's website and the District's website.

OPERATIONS AND MAINTENANCE

Project Manager's Report: Mr. Cordova reviewed with the Board the Project Manager Report (the "Report"). A copy of the Report is attached hereto, and incorporated herein, by this reference.

Integrated Water System Update: Mr. Carter presented an update on the status of the Integrated Water System and the Board reviewed. No action was taken.

Non-Potable Water System Energy Assessment: There was nothing new to report at this time.

OTHER BUSINESS

Communication with the HOA: There was nothing new to report.

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 was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES APPROVED AS THE OFFICIAL NOVEMBER 21, 2013 MINUTES OF THE VISTA RIDGE METROPOLITAN DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____
James R. Spehalski

_____
Christopher H. Koch

_____
Michael Lund

_____
Richard Cori

_____
Daniel Fishman

RESOLUTION TO AMEND 2013 BUDGET
VISTA RIDGE METROPOLITAN DISTRICT

WHEREAS, the Board of Directors of the Vista Ridge Metropolitan District adopted a budget and appropriated funds for the fiscal year 2013 as follows:

General Fund	$	955,526
Debt Service Fund	$	2,583,488
Capital Repair and Replacement Fund	$	-0-
Conservation Trust Fund	$	-0-

WHEREAS, the necessity has arisen for additional expenditures in the Conservation Trust Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2013; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the Conservation Trust Fund from the beginning fund balance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Vista Ridge Metropolitan District shall and hereby does amend the adopted Budget for the fiscal year 2013 and adopts a supplemental budget and appropriation for the Conservation Trust Fund for the fiscal year 2013, as follows:

Conservation Trust Fund	$	18,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 21st day of November, 2013.

VISTA RIDGE METROPOLITAN DISTRICT

By: _____
Secretary

RESOLUTION NO. 2013 - 11 - 3
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE VISTA RIDGE METROPOLITAN DISTRICT
TO ADOPT THE 2014 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Vista Ridge Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2014 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2013, for its consideration; and

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 21, 2013, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Vista Ridge Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Vista Ridge Metropolitan District for the 2014 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 21st day of November, 2013.

VISTA RIDGE METROPOLITAN DISTRICT
(SEAL)
WELD COUNTY
COLORADO

Secretary

EXHIBIT A
(Budget)

Vista Ridge Metropolitan District
Assessed Value, Property Tax and Mill Levy Information

	2012 Actual	2013 Adopted Budget	2014 Adopted Budget
Assessed Valuation	$ 49,265,630	$ 49,123,880	$ 50,219,898
Mill Levy			
General Fund	15.000	15.000	15.000
Debt Service Fund	42.827	42.827	42.827
Temporary Mill Levy Reduction	0.000	0.000	0.000
Refunds and Abatements	0.000	0.000	0.000
Total Mill Levy	57.827	57.827	57.827
Property Taxes			
General Fund	$ 738,984	$ 736,858	$ 753,298
Debt Service Fund	2,109,899	2,103,828	2,150,768
Temporary Mill Levy Reduction	-	-	-
Refunds and Abatements	-	-	-
Actual/Budgeted Property Taxes	**$ 2,848,883**	**$ 2,840,686**	**$ 2,904,066**

Vista Ridge Metropolitan District

GENERAL FUND
2014 ADOPTED BUDGET
with 2012 Actual, 2013 Adopted Budget, and 2013 Estimated Budget

	2012 Actual	2013 Adopted Budget	2013 Estimated Budget	2014 Adopted Budget
BEGINNING FUND BALANCE	519,454	178,364	222,493	208,298
REVENUE				
Property Taxes	724,560	736,858	736,858	753,298
Interest	1,552	750	500	750
Other Income	6,299	-	25,312	-
Reimb. from Golf Course	106,370	90,000	95,342	84,000
Reimb. from Town of Erie	25,672	20,000	20,000	16,000
Reimb. from Other Entities	1,385	1,500	1,500	1,500
Total Revenue	865,838	849,108	879,512	855,548
Total Funds Available	1,385,292	1,027,472	1,102,005	1,063,846
EXPENDITURES				
Accounting	27,683	24,000	24,000	24,000
Audit Fees	7,789	8,500	7,855	8,500
Election Costs	1,062	-	-	20,000
Insurance and Bonds	16,538	16,500	16,871	17,700
Landscape Maintenance	142,164	147,000	150,000	150,000
Landscape Maintenance-UP	5,722	13,000	7,000	7,000
Legal-McGeady Sisneros	17,641	20,000	20,000	20,000
Statutory Compliance	358	1,000	500	-
Management	29,799	44,000	44,000	44,000
Project Management	3,322	4,000	-	-
Engineering	258	4,000	400	1,000
Eng. - Maintenance Map	166	1,000	-	-
Non-Potable Water Mgmt Fee	66,066	-	23,888	25,082
County Treasurer's Fee	10,886	11,053	11,053	11,299
Miscellaneous	9,286	6,000	6,000	6,000
FRICO Irrigation Maint.	-	-	-	-
Field Supervision	16,099	21,000	20,000	20,000
Snow Removal	8,223	30,000	30,000	30,000
Fence Repair & Replace	18,930	40,000	45,000	40,000
Tree & Shrub Replacement	28,023	35,000	35,000	35,000
Utilities-Town of Erie	11,668	15,000	11,000	11,000
Utilities-United Power	-	-	140	-
Utilities-UNCC	1,270	1,000	1,000	1,000
Utilities-Locate Services	4,470	6,000	6,000	6,000
Utilities-Monument Lighting	4,622	12,000	12,000	12,000
Pump Station/Trans. Sys. Maint.	8,187	20,000	20,000	20,000
Pump Station-United Power	49,861	42,000	30,000	40,000
Water Quality	11,286	12,000	12,000	12,000
Water Lease	69,767	91,000	70,000	91,000
Water Rights (Eng & Legal)	16,653	25,000	15,000	20,000
Contingency	-	5,000	-	-
Total Expenditures	587,799	655,053	618,707	672,581
Emergency Reserve	-	25,473	-	25,666
Transfer to Debt Service	575,000	200,000	200,000	200,000
Transfer to Cap. Rep. & Replace.	-	75,000	75,000	75,000
Replacement Reserve	-	-	-	-
Total Expenditures Requiring Appropriation	1,162,799	955,526	893,707	973,247
ENDING FUND BALANCE				
REPLACEMENT RESERVE	80,000	-	-	-
UNDESIGNATED	142,493	71,946	208,298	90,599
TOTAL ENDING FUND BALANCE	$ 222,493	$ 71,946	$ 208,298	$ 90,599

Vista Ridge Metropolitan District

DEBT SERVICE FUND
2014 ADOPTED BUDGET
with 2012 Actual, 2013 Adopted Budget, and 2013 Estimated Budget

	2012 Actual	2013 Adopted Budget	2013 Estimate Budget	2014 Adopted Budget
BEGINNING FUND BALANCE	1,098,504	714,342	708,891	673,500
REVENUE				
Property Taxes	2,068,716	2,103,828	2,103,828	2,150,768
Specific Ownership Taxes	214,049	199,864	165,334	204,323
Sys. Dev. Fees	31,107	75,000	50,000	75,000
Interest	5,347	5,000	3,000	3,000
Transfer from Other Funds	200,000	200,000	200,000	200,000
Total Revenue	2,519,219	2,583,692	2,522,162	2,633,091
Total Funds Available	3,617,723	3,298,034	3,231,053	3,306,591
EXPENDITURES				
2006A Bonds Principal	580,000	600,000	600,000	630,000
2006D Bonds Principal	86,352	-	-	-
2008D Bonds Principal	26,406	-	-	-
2006A Bonds Interest	1,686,683	1,664,931	1,664,931	1,634,931
2006B Bonds Interest	287,606	-	-	-
2006D Bonds Interest	59,534	-	-	-
2008D Bonds Interest	27,708	200,000	200,000	200,000
Developer Reimbursement	31,107	75,000	50,000	75,000
Paying Agent Fees	3,600	8,000	5,000	5,000
County Treasurer's Fee	31,080	31,557	31,557	32,262
Bond Issuance Cost	88,081	-	-	-
Contingency	675	4,000	6,065	4,000
Total Expenditures	2,908,832	2,583,488	2,557,553	2,581,193
Total Expenditures Requiring Appropriation	2,908,832	2,583,488	2,557,553	2,581,193
ENDING FUND BALANCE				
NON-PROPERTY TAX ACCT	208,891	800,000	173,500	225,398
2006A RESERVE	500,000	500,000	500,000	500,000
UNDESIGNATED	-	(585,454)	-	-
ENDING FUND BALANCE	$ 708,891	$ 714,546	$ 673,500	$ 725,398

Vista Ridge Metropolitan District

CAPITAL REPAIR AND REPLACEMENT FUND
2014 ADOPTED BUDGET
with 2011 Actual, 2012 Adopted Budget, and 2012 Estimated Budget

	2012 Actual	2013 Adopted Budget	2013 Estimated Budget	2014 Proposed Budget
BEGINNING FUND BALANCE	-	-	375,000	450,000
REVENUE				
Interest	-	-	-	500
Transfer from General Fund	375,000	75,000	75,000	75,000
Total Revenue	375,000	75,000	75,000	75,500
Total Funds Available	375,000	75,000	450,000	525,500
EXPENDITURES				
Capital Repairs & Maintenance	-	-	-	-
Total Expenditures	-	-	-	-
Total Expenditures Requiring Appropriation	-	-	-	-
ENDING FUND BALANCE	$ 375,000	$ 75,000	$ 450,000	$ 525,500

Vista Ridge Metropolitan District

CONSERVATION TRUST FUND
2014 ADOPTED BUDGET
with 2012 Actual, 2013 Adopted Budget, 2013 Amended Budget and 2013 Estimated Budget

	2012 Actual	2013 Adopted Budget	2013 Amended Budget	2013 Estimated Budget	2014 Adopted Budget
BEGINNING FUND BALANCE	55,384	73,034	78,334	78,334	75,634
REVENUE					
Interest	143	50	100	100	50
Conservation Trust Revenue	22,807	15,200	15,200	15,200	15,200
Total Revenue	22,950	15,250	15,300	15,300	15,250
Total Funds Available	78,334	88,284	93,634	93,634	90,884
EXPENDITURES					
Conservation Trust Projects	-	-	18,000	18,000	-
Total Expenditures	-	-	18,000	18,000	-
Total Expenditures Requiring Appropriation	-	-	18,000	18,000	-
ENDING FUND BALANCE	$ 78,334	$ 88,284	$ 75,634	$ 75,634	$ 90,884

I, Lisa A. Johnson, hereby certify that I am the duly appointed Secretary of the Vista Ridge Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2014, duly adopted at a meeting of the Board of Directors of the Vista Ridge Metropolitan District held on November 21, 2013.

By: _____
Secretary

RESOLUTION NO. 2013 - 11 - 4
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE VISTA RIDGE METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Vista Ridge Metropolitan District ("District") has adopted the 2014 annual budget in accordance with the Local Government Budget Law on November 21, 2013; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2014 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Vista Ridge Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2014 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2014 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levies for the District as set forth in the District's Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 21st day of November, 2013.

VISTA RIDGE METROPOLITAN DISTRICT
(SEAL)
WELD COUNTY
COLORADO

Secretary

EXHIBIT A
(Certification of Tax Levies)

1315 County Tax Entity Code DOLA LGID/SID 62123

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Weld County, Colorado.

On behalf of the Vista Ridge Metropolitan District, (taxing entity)[A]

the Board of Directors (governing body)[B]

of the Vista Ridge Metropolitan District (local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 50,219,898 (GROSS[D] assessed valuation, Line 2 of the Certification of Valuation Form DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 50,219,898 (NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/15/2013 (mm/dd/yyyy) for budget/fiscal year 2014 (yyyy).
(not later than Dec. 15)

PURPOSE (see end notes for definitions and examples)	LEVY[2]		REVENUE[2]
1. General Operating Expenses[H]	15.000	mills	$ 753,298
2. <**Minus**> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	< >	mills	$ < >
SUBTOTAL FOR GENERAL OPERATING:	**15.000**	**mills**	**$ 753,298**
3. General Obligation Bonds and Interest[J]	42.827	mills	$ 2,150,768
4. Contractual Obligations[K]		mills	$
5. Capital Expenditures[L]		mills	$
6. Refunds/Abatements[M]		mills	$
7. Other[N] (specify):		mills	$
		mills	$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	**57.827**	**mills**	**$2,904,066**

Contact person: (print) Lisa A. Johnson Daytime phone: (303) 987-0835

Signed: Lorena Mortimer Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

[1] If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's *final* certification of valuation).

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1. Purpose of Issue: $35,000,000 – General Obligation Improvement and Refunding Bonds (Limited Tax)
   Series: 2006A
   Date of Issue: August 23, 2006
   Coupon Rate: 3.750% - 5.125%
   Maturity Date: December 1, 2040
   Levy: 42.827
   Revenue: $ 2,150,768

2. Purpose of Issue: _____
   Series: _____
   Date of Issue: _____
   Coupon Rate: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

CONTRACTS[K]:

1. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

2. Purpose of Contract: _____
   Title: _____
   Date: _____
   Principal Amount: _____
   Maturity Date: _____
   Levy: _____
   Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

RESOLUTION NO. 2013-11-10

A RESOLUTION OF THE BOARD OF DIRECTORS OF VISTA RIDGE METROPOLITAN DISTRICT CALLING A REGULAR ELECTION FOR DIRECTORS MAY 6, 2014

WHEREAS, the terms of the offices of Directors Koch and Fishman shall expire upon the election of their successors at the regular election, to be held on May 6, 2014 ("Election"), and upon such successors taking office;

WHEREAS, in accordance with the provisions of the Special District Act ("Act") and the Uniform Election Code ("Code"), the Election must be conducted to elect two (2) Directors to serve until the second regular election, to occur May, 2018.

NOW, THEREFORE, be it resolved by the Board of Directors of the Vista Ridge Metropolitan District (the "District") of the County of Weld, State of Colorado, that:

1. Date and Time of Election. The Election shall be held on May 6, 2014, 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 that time two (2) Directors shall be elected to serve until the second regular election, to occur May, 2018.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as a mail ballot election in accordance with all relevant provisions of the Code. The Secretary and/or Designated Election Official shall notify the Secretary of State of the District's decision and submit a plan for conducting the Election, which may be based on the standard plan adopted by the Secretary of State. All mail ballots shall be returned to the office of the Designated Election Official.

4. Designated Election Official. Lisa A. Johnson shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code, or other applicable laws. The Election shall be conducted in accordance with the Act, Code, and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Mail-in Ballot Applications. NOTICE IS FURTHER GIVEN pursuant to Section 1-8-104, C.R.S., that applications for and return of mail-in ballots may be filed with the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Friday immediately preceding the Election (May 2, 2014), except that if the applicant wishes to receive the mail-in ballot by mail, the application shall be filed no later than the close of business on the 7th day before the Election (April 29, 2014).

6. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms are available at the office of the Designated Election Official located at the above address. All candidates must file a self-nomination and acceptance form with the Designated Election Official no later than 3:00 P.M. on February 28, 2014.

7. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2014, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, 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 law.

8. Severability. 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.

9. Repealer. 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. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of Vista Ridge Metropolitan District.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION CALLING REGULAR ELECTION FOR DIRECTORS]

ADOPTED AND APPROVED this 21st day of November, 2013.

VISTA RIDGE METROPOLITAN DISTRICT

By: _____
President

Attest:

_____
Secretary

Project Manager Report

Vista Ridge Metropolitan District

9/17/13 – 11/13/13

General Landscaping

- Winterization of the irrigation system was completed at the beginning of November. Winter watering of all District trees will be scheduled as necessary.

Tree Replacements

- Replacement of the trees damaged in the August 3rd storm, as well as the approved replacement of dead & dying trees on Mountain View Boulevard and Vista Parkway was completed the second week of October.

Detention Pond Spillway Repair

- Hirschfield Backhoe & Pipeline completed repair to the trail adjacent the detention pond located on hole #2 of the golf course during the second week in October, and access to pedestrians was made available. The entirety of the spillway repair was completed on October 31st.

Holiday Lighting

- Holiday lighting of the Vista Parkway entryway is scheduled for the week of November 25th, to be completed by Thanksgiving.

Other

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