

**NOTICE AND AGENDA  
SPECIAL MEETING OF THE BOARD OF DIRECTORS OF  
VISTA WEST METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors of Vista West Metropolitan District, of the Town of Keenesburg, Weld County, Colorado, will hold a special meeting at 9:00 a.m., or as soon as thereafter possible, on December 2, 2024, by telephone and video conference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

**Date:** December 2, 2024  
**Time:** 9:00 a.m., or as soon thereafter as possible  
**Location:** [Zoom Meeting Link](#)  
**Call-In Number:** 1.669.254.5252  
**Meeting ID:** 161 277 8125  
**Passcode:** 298139

**AGENDA**

**BOARD OF DIRECTORS**

Marcus Palkowitsh, President, (2022-2025)  
John Will, Secretary/Treasurer (2023-2027)  
Eugene Coppola, Assistant Secretary/Treasurer (2022-2025)  
Thomas Ashburn, Assistant Secretary/Treasurer (2022-2025)  
Vacancy (2023-2027)

1. Call to Order
2. Disclosure of Potential Conflicts of Interest
3. Consider Approval of the Agenda and Meeting Location
4. Public Comment (limited to three minutes per person)
5. Consider for Approval Minutes of the December 1, 2023 Meeting
6. Financial Items
  - a. Consider Ratification/Approval of Payment of Claims
  - b. Consider Ratification/Approval of 2023 Audit Exemption
  - c. Public Hearing re: 2024 Budget Amendment
    - i. Consider Approval of Resolution Amending 2024 Budget, if needed
  - d. Public Hearing re: 2025 Budget
    - i. Consider Approval of Resolution Adopting 2025 Budget, Approving the Appropriation of Funds and Authorizing Tax Levies to be Certified by the District for Collection in Fiscal Year 2025
7. Attorney Items
  - a. Consider Approval of 2025 Administrative Matters Resolution
  - b. Consider Approval of Resolution Calling 2025 Election
  - c. Consider Approval of Resolution re Colorado Open Records Act
  - d. Consider Approval of Resolution re Exclusion from Workers Compensation
  - e. Consider Ratification and Approval of 2023 Annual Report
  - f. Consider Updates to Resolution re District Service Fees
  - g. Consider Updates/Renewals of Developer Funding and Reimbursement Agreements
  - h. Consider Approval of Amended and Restated Promissory Notes for Reimbursement of Capital Costs and Operations and Maintenance Advances
  - i. Consider Approval of Annual Engagement of District Consultants
  - j. Discuss Memo re: 2024 Legislative Updates
8. Director Items
9. Development Update
10. Other Business
11. Continuation/Adjournment