



**VISTA MEADOWS METROPOLITAN DISTRICT  
NOTICE OF ORGANIZATIONAL MEETING AND  
NOTICE AS TO PROPOSED 2023 BUDGET**

**January 30, 2023**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of Vista Meadows Metropolitan District (the “District”), County of Weld, State of Colorado, will hold a organizational meeting at 10:00 AM on January 30, 2023 for the purpose of conducting such business as may come before the Board. Pursuant to § 32-1-903 CRS, as amended, the District’s meetings may also be conducted electronically, telephonically or by other virtual means.

FURTHER, NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the District for the fiscal year of 2023. A copy of the proposed budget has been filed in the Law Office of Michael E. Davis, LLC, 1151 Eagle Drive, Suite 366, Loveland, CO 80537 where the same is open for public inspection. Such proposed budget will be considered at the meeting of the District to be held at 10:00 AM on January 30, 2023. Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

Directors and members of the public that wish to participate in the meeting may do so via teleconference by dialing and entering Conference ID: 880-6188-7977 or videoconference on <https://us06web.zoom.us/j/88061887977>.

This meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS  
VISTA MEADOWS METROPOLITAN DISTRICT

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By: /s/ LAW OFFICE OF MICHAEL E. DAVIS, LLC

**Preliminary Agenda**

1. Consent Agenda
  - a) Call to Order and declaration of quorum
  - b) Present disclosures of potential conflicts of interest
  - c) Approve agenda
2. Consider 2023 Annual Administrative Resolution
3. Consider Director and Employee Indemnification Resolution
4. Financial Matters
  - a) Consider Resolution to Create a Bank Account for the District
5. Consider Approval of Resolutions Waiving Workers' Compensation Insurance for 2023 and 2024
6. Appointment of Consultants
  - a) General Counsel engagement letter (Law Office of Michael E. Davis, LLC)
7. Consider Approval of CORA Policy Resolution for the District
8. Consider Approval of a Resolution Regarding Electronic Records Policy for the District
9. Adoption of District seal
10. Public Hearing to Consider Approval of 2023 Budget
  - a) Adopt 2023 Budget, Appropriate 2023 Expenditure
11. Consider Approval of a Resolution Calling a Regular Election on May 2, 2023.

12. Consider Approval of Intergovernmental Agreements Between the District and City of Fort Lupton
13. Consider Approval of Maintenance Services Agreement Between the District and City of Fort Lupton
14. Consider Approval of an Advance and Reimbursement Agreement (Operations) with Developer
15. Other Business
16. Adjourn

Posted on the District's website at <https://www.cospecialdistricts.com/vista-meadows-metropolitan-district> at least 24 hours prior to the meeting.

Thereupon, Director John Fitzsimmons introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR TO HELP DEFRAY THE COSTS OF THE GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR VISTA MEADOWS METROPOLITAN DISTRICT, CITY OF FORT LUPTON, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023 AND ENDING ON THE LAST DAY OF DECEMBER, 2023.

WHEREAS, a proposed 2023 budget has been submitted to the Board of Directors (the “Board”) for its consideration; and

WHEREAS, upon due and proper notice, posted in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held at 10:00 AM on January 30, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF VISTA MEADOWS METROPOLITAN DISTRICT, CITY OF FORT LUPTON, WELD COUNTY, COLORADO, AS FOLLOWS:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted and attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2023.

Section 3. No Certification to Board of County Commissioners. That, since the formation of the District did not occur until January 3, 2023, no mill levy will be certified with the Weld County Board of County Commissioners for tax year 2022, and no property taxes will be collected in fiscal year 2023.

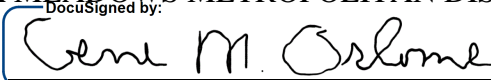
Section 4. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund to each other fund, for the purposes stated and no other.

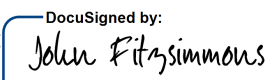
Section 5. Budget Certification. That the budget shall be certified by the Secretary/Treasurer of the District, and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Dale.

RESOLUTION APPROVED AND ADOPTED ON JANUARY 30, 2023.

VISTA MEADOWS METROPOLITAN DISTRICT

By:   
Gene M. Osborne, President

ATTEST:   
John Fitzsimmons, Secretary/Treasurer

APPROVED AS TO FORM:  
LAW OFFICE OF MICHAEL E. DAVIS, LLC  
As General Counsel to the District



STATE OF COLORADO  
COUNTY OF WELD  
VISTA MEADOWS METROPOLITAN DISTRICT

I, John Fitzsimmons, hereby certify that I am a director and the duly elected and qualified Secretary/Treasurer of Vista Meadows Metropolitan District (the "District"), and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of said District adopted at a meeting of the Board of Directors of the District held at 10:00 AM on January 30, 2023, by videoconference at <https://us06web.zoom.us/j/88061887977>, and by telephone conference on 1-719-359-4580 (Conference ID: 880-6188-7977), as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name on January 30, 2023.

DocuSigned by:  
  
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John Fitzsimmons,  
Secretary/Treasurer

**EXHIBIT A**  
**2023 BUDGET DOCUMENT & BUDGET MESSAGE FOR**  
**VISTA MEADOWS METROPOLITAN DISTRICT**

<b>VISTA MEADOWS METROPOLITAN DISTRICT</b>				
<b>(Date of Formation: January 3, 2023)</b>				
<b>2023 Adopted Budget</b>				
	<b>General/Operating Fund</b>			
	<u>2021 Actual</u>	<u>2022 Adopted</u>	<u>2022 Projected</u>	<u>2023 Adopted</u>
Beginning Funds Available	N/A	N/A	N/A	0
<u>Revenue and Other Financing Sources</u>				
Property Taxes	0	0	0	0
Specific Ownership Taxes	0	0	0	0
Developer Advances	0	0	0	48,000
Other Income (incl. Abatements)	0	0	0	0
Total Revenue	0	0	0	48,000
IGA transfer to District 1	0	0	0	0
Total Funds Available	N/A	N/A	N/A	48,000
<u>Expenditures</u>				
Administrative	0	0	0	1,000
Contract Services	0	0	0	1,000
Insurance and SDA Membership	0	0	0	2,500
Accounting and Legal Fees	0	0	0	20,000
Elections	0	0	0	0
Repair and Maintenance	0	0	0	0
Supplies	0	0	0	500
Capital Outlay	0	0	0	23,000
Repayment of Developer Advance	0	0	0	0
County Treasurer's Fees	0	0	0	0
Dues	0	0	0	0
Directors' Fees	0	0	0	0
Other	0	0	0	0
Total Expenditures	<u>0</u>	<u>0</u>	<u>0</u>	<u>48,000</u>
Ending Fund Balance	N/A	N/A	N/A	0
Net Change in Fund Balance	N/A	N/A	N/A	0
Emergency Reserve	N/A	N/A	N/A	N/A
Ending Available Funds	N/A	N/A	N/A	0
Assessed Valuation	N/A	N/A	N/A	N/A
Mill Levy-General	0	0	0	0
Property Taxes	0	0	0	0
Refunds/Abatements	0	0	0	0
Refund/Abatement Mill Levy	0	0.000	0.000	0.000
Total mill levy	0	0.000	0.000	0.000

**VISTA MEADOWS METROPOLITAN DISTRICT  
2023 BUDGET**

**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized to provide construction, installation, financing and operation of certain public improvements and facilities, including streets, street lighting, traffic and safety controls, water improvements, sanitary sewer and storm drainage improvements, landscaping, and park and recreation improvements. The District prepares its budget on the modified accrual basis of accounting.

Revenue

The primary source of funds for 2023 is developer advances. The District anticipates receiving developer advances in the amount of \$48,000 to pay for operations and maintenance expenses. The District will not impose a mill levy for budget year 2023 for operations and maintenance expenses and does not anticipate receiving any specific ownership taxes from the County.

Administrative Expenses

Administrative expenses have been budgeted based on estimates of the District's Board of Directors and consultants to include services necessary to maintain the District's administrative viability, such as legal, accounting, managerial, general engineering, insurance, meeting expenses and other administrative costs and expenses.

Emergency Reserve

Since the District is funded solely by developer advances, no emergency reserve fund has been established for fiscal year 2023.