

**MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2023
Wayne Reorda	Secretary/Treasurer	May 2025
Bill Gessner	Asst. Secretary/Treasurer	May 2023
Mike Fenton	Asst. Secretary/Treasurer	May 2023
Robert Guevara	Asst. Secretary/Treasurer	May 2025

DATE: Wednesday, June 8, 2022
TIME: 10:00 a.m.
PLACE: Meridian Ranch Recreation Center
10301 Angeles Road
Peyton, CO 80831

The Public may participate in person or by following this link [Click here to join the meeting](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 139310054#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Conflicts of Interest
- C. Approve Agenda
- D. Visitor Comments (Limited to 3 minutes per resident or household)
- E. Review and Approve May 4, 2022, Combined Regular Board Meeting Minutes and May 18, 2022, Combined Special Board Meeting Minutes (enclosure) **Pages 2-7**

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) **Page 8**

III. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

IV. DIRECTOR ITEMS:

V. LEGAL ITEMS:

VI. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Wednesday, June 13, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

RECORD OF PROCEEDINGS

**MINUTES OF THE COMBINED REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: May 4, 2022, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Butch Gabrielski, President
Wayne Reorda, Secretary/Treasurer
Bill Gessner, Asst. Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Alecks Myszkowski; Meridian Service Metro District
Tobi Bagley; Meridian Service Metro District
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders (via teleconference)
Katya Arcia; CRS (via teleconference)
Terri Clauer; Resident
Judy Taylor; Resident
Henry Taylor; Resident
Robert Guevara; Resident
Annette Craft; Resident

Call to Order A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:00 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

RECORD OF PROCEEDINGS

Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of directors present.

Visitor Comments Annette Craft discussed her concerns about water conservation with respect to the Design Review Council's requirements for landscaping.

Robert Guevara expressed his concerns about oversight of the DRCs and HOA; makeup of the Districts' Boards of Directors; and Districts' communication with residents.

Approve Minutes The Board reviewed the April 6, 2022, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of directors present.

Financial Items MSMD Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for March 2022. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by unanimous vote of directors present.

Review 2022 Tap Fee Report: Ms. Coe reviewed the April 2022 Tap Fee Report with the Board for information only.

MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Financial Statements: Ms. Arcia, with CRS, reviewed the cash position summary and first quarter financial reports. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by unanimous vote of directors present.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:

MRMD: 02346-02353 totaling \$12,436.25

Interim: Bill.com payments for ratification totaling \$180,717.08

MSMD: Bill.com Payments totaling \$558,892.21

A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of directors present.

A motion was made and seconded to ratify approve the MSMD payment of claims. The motion approved by unanimous vote of directors present.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on April 21, 2022 and gave a summary of the Finance Committee Report on

RECORD OF PROCEEDINGS

page 18 of the board packet. The April Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 19 and 20. Mr. McCrory also noted:
 - There were 34-meter sets and 39 sewer inspections in April.
 - Several employees are out for training.
 - Working on maintenance of the wells in preparation for irrigation start up.

Mr. Myszkowski noted that irrigation checks are currently taking place in preparation for spring startup, beginning with irrigation of turf areas then moving on to drip irrigation to trees and shrubs. The Board briefly discussed the possibility of future water restrictions given the dry weather.

- Mr. Kozlowski presented the Recreation Center Report to the Board, which included information from pages 21-23 of the Board Packet. Mr. Kozlowski also noted:
 - Mountain View Pools will perform the replastering of the outdoor pool.
 - Residents have donated 250 pounds of food for the Fresh Start Food Pantry.
 - There has been an ongoing problem with graffiti in the tunnel next to the Recreation Center. Mr. Nikkel will discuss with staff and bring some ideas to address the problem.

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- Wells 7 and 8 have the transformer in place and will be ready for the summer.
- One full-time employee has resigned, and one new full-time employee has started work. One is currently onboarding, and staff are interviewing a candidate for another position with the hope that the District will soon be fully staffed.
- The TDS improvement project is on target and on budget.
- The Replacement Plan has been submitted to the State and the State is looking for a modeling expert who can review the model for the plan that is not conflicted.

RECORD OF PROCEEDINGS

- With the May 3 Board election completed, the Meridian Ranch Board will soon have a new Director. There will be two administrative resolutions at the next board meeting to reflect that separate board meetings for MRMD and MSMD will be held going forward.

Developer Items

Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities.

- Progress in Rolling Hill Ranch is slowing down due to material shortages and price increases.
- RHR I is complete except for landscaping which is expected to be finished in 6 weeks.
- Anticipate RHR II to have 244 lots ready by the end of June, with landscaping expected to be complete in 6 weeks.
- The extension of Rex Road to the east of RHR III is planned to be completed by the end of November. Irrigation and planting on the south side of Rex Road scheduled to be complete by the end of the year.

Director Items

Director Gessner expressed disappointment with the Board election process and a desire to improve communication for the next election. Mr. Nikkel will set up a meeting with the designated election official to discuss.

Legal Items

Briefing and discussion regarding the Colorado Family Leave Law (FAMLI) and possible opt-out process.

- The Board suggested we poll the employees to gauge the interest in opting out of the program.
- Board will revisit in August due to the ongoing development of applicable regulations by the State concerning this new program.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:24 a.m.

The next regular meeting of the Boards is scheduled for June 8, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

RECORD OF PROCEEDINGS

**MINUTES OF THE COMBINED SPECIAL MEETING
OF THE BOARDS OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: May 18, 2022, 10:00 a.m., via videoconference.

Attendance: The following Directors were in attendance:

Butch Gabrielski, President (via videoconference)
Wayne Reorda, Secretary/Treasurer (via videoconference)
Bill Gessner, Asst. Secretary/Treasurer (via videoconference)
Mike Fenton, Asst. Secretary/Treasurer (via videoconference)
Tom Sauer, Asst. Secretary/Treasurer (via videoconference)

Also present were:

Jim Nikkel; Meridian Service Metro District (via videoconference)
Jennette Coe; Meridian Service Metro District (via videoconference)
Beth Aldrich; Meridian Service Metro District (via videoconference)
Eileen Krauth; Meridian Service Metro District (via videoconference)
Ron Fano; Spencer Fane (via videoconference)
Raul Guzman; Tech Builders (via videoconference)
Robert Guevara; Resident (via videoconference)

Call to Order A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10:12 a.m.

Conflicts of Interest There were none.

Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of directors present.

Visitor Comments There were none.

Action Items Consider and approve assignment, assumption, and amendment of sanitary sewer service agreement between Sterling Ranch Metro District No. 1, Falcon Area Water and Wastewater Authority, and Meridian Service Metropolitan District.

A motion was made, seconded and, following a roll call vote, the Board voted unanimously to approve the assignment, assumption, and amendment of sanitary sewer service agreement between Sterling Ranch Metro District No. 1,

RECORD OF PROCEEDINGS

Falcon Area Water and Wastewater Authority, and Meridian Service Metro District.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 10:17 a.m.

The next regular meeting of the Boards is scheduled for June 8, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

DRAFT

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	6/8/2022
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Vendor Name

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02359	CRS	CRS of Colorado	6/8/2022	WF CHECKING	PMCHK00000277	\$6,902.00
02354	FENTON	Michael J Fenton	6/8/2022	WF CHECKING	PMCHK00000276	\$184.70
02355	GABRIELSKI	MILTON B. GABRIELSKI	6/8/2022	WF CHECKING	PMCHK00000276	\$184.70
02356	SAUER	Thomas G. Sauer	6/8/2022	WF CHECKING	PMCHK00000276	\$184.70
02357	REORDA	Wayne Reorda	6/8/2022	WF CHECKING	PMCHK00000276	\$184.70
02358	GESSNER	William Gessner	6/8/2022	WF CHECKING	PMCHK00000276	\$184.70
Total Checks: 6						
					Total Amount of Checks:	\$7,825.50

AUTO PAY- T ENTERPRISES(1 VISION) \$19,399.69