

RECORD OF PROCEEDINGS

THE MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

Held: December 6, 2023, 10:30 a.m., at the Meridian Ranch Recreation Center,
10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

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

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District (via audioconference)
Carrie Billingsly; Meridian Service Metro District (via audioconference)
Ron Fano; Spencer Fane
Ted Tchang; Tech Builders
Jenny Frost; Tech Builders
Raul Guzman; Tech Builders
Tom Kerby; Tech Builders
Ben Pacheco; Resident
Pablo Martinez; Resident
Felicia; Resident
Sue Sharpton; Resident (via audioconference)

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 10:31 a.m.

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

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.

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- Visitor Comments** Sue Sharpton asked several questions about MSMD’s 2024 budget, which Mr. Nikkel answered.
Pablo Martinez stated concerns about Warren Management’s annual assessment. Director Gessner explained that fee is not associated with Meridian Service Metro District. Mr. Martinez also stated his concerns about trash in the open space behind his home, and about the mowing schedule. Mr. Myszkowski responded that Brightview would be mowing and cleaning the area that day. Ben Pacheco expressed concerns about residents not picking up after their dogs, construction crews not keeping their areas clean, and construction trucks that don’t cover materials in the truck bed.
Felicia had questions about the landscaping and the mowing schedule. Mr. Myszkowski answered her questions.
- Approve Minutes** The Board reviewed the November 8, 2023, 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.
- Administrative Matters for 2024** The Board Reviewed Resolution No. MSMD 23-06 Concerning Annual Administrative matters for 2024: A motion was made to adopt Resolution No. MSMD 23-06. The motion was seconded and approved by unanimous vote of Directors present.
- Financial Items** Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for October 2023. 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 November 2023 Tap Fee Report with the Board for information only.
- Receive Finance Committee Report: Ms. Coe noted the Finance Committee met with Carrie Billingsly on November 21, 2023, and she gave a summary of the Finance Committee Report on page 32 of the packet. The November Interim payments were reviewed and approved by Director Gabrielski and Director Sauer. A motion was made and seconded to ratify interim payments totaling \$525,915.48. 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:
MSMD: Payments totaling \$1,251,933.03.
A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

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Staff Presentation of Proposed 2023 MSMD Amended Budget, Proposed 2024 MSMD Budget and Proposed 2024 Fee Schedule: Mr. Nikkel briefly discussed the 2023 amended budget and the 2024 proposed budget.

Consider Proposed MSMD Budgets and Fees:

- Conduct Public Hearing on Proposed MSMD 2023 Budget Amendments, Proposed 2024 MSMD Budget, and Proposed MSMD 2024 Fee Schedule: A motion was made to open a public hearing for the proposed 2023 MSMD amended budget, proposed 2024 MSMD budget, and proposed MSMD 2024 fee schedule. The motion was seconded and approved by unanimous vote of directors present. Two members of the public (one being on the telephone) commented on the 2024 budget and expressed appreciation for keeping fees down as much as possible. Mr. Guzman also commented to thank Mr. Nikkel, staff, and the Board for their efforts in creating and approving the budget. There being no further public testimony, a motion was made to close the public hearing, and the motion was seconded and approved by unanimous vote of Directors present.
- Adopt Resolution MSMD 23-07 Adopting Amended MSMD 2023 Budget: A motion was made to adopt Resolution MSMD 23-07. The motion was seconded and approved by unanimous vote of Directors present.
- Adopt Resolution MSMD 23-08 Adopting MSMD 2024 Budget and 2024 Fee Schedule: A motion was made to adopt Resolution 23-08. The motion was seconded and approved by unanimous vote of Directors present.

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 73 and 74 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 76 the Board Packet.

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

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- The first of the two wells that are being drilled in Latigo Trails is almost complete. When the first one has been completed, we will start on the second one.
- Phase II of the Sewer By-Pass Line project is moving along.
- The Filter Plant Expansion is progressing quite well.
- Thank you to the Board for the confidence in me and my staff and approving the 2024 Budget.
- Merry Christmas and Happy New Year to everyone.

Developer Items

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

- El Paso County has approved a contractor for the Meridian Road at Rex project, but the agreement won't be ratified until their January Commission meeting.
- The plans for the improvements to Eastonville Road from Londonderry to the charter school are 90% complete. This project should go out to bid early summer of 2024 and possibly completed early 2025.
- Paving of the roads in The Sanctuary are complete.
- Director Gessner inquired about the status of the Circle K that is going in at The Shops. Mr. Guzman explained that it will probably not be completed until early to mid-2025.

Director Items

There were none.

Legal Items

A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402(4)(f) regarding personnel issues relating to General Manager annual review, salary, and benefits. The General Manager was advised that he had the right to have the discussion take place in open session. Such right was waived by the General Manager. A motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Following the executive session, a motion was made, seconded and unanimously approved to award, the District Manager a 5% cost of living increase for 2024.


Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:45 p.m.

The next regular meeting of the Board is scheduled for January 3, 2024 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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Secretary for the Meeting