

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: 3 November 2021, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:
Bill Gessner, Asst. Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer
Tom Sauer, Asst. Secretary/Treasurer

Absent were Directors Gabrielski and Reorda, whose absences were excused.

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Tobi Bagley; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District (via telephone)
Debra Williams; Meridian Service Metro District (via telephone)
Sue Blair; Community Resource Services (via telephone)
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders (via telephone)
Nancy Loew; Homeowner (via telephone)

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 10:04 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.

Visitor Comments Ms. Loew had concerns regarding the following:

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- Fall Festival was a great success, but parking was a problem and would like to see better planning next year.
- What will the traffic pattern be while the remodel to the entry of the Recreation Center is happening?
- Finding confusing information about what time the Budget Workshop is going to be held on November 17.
- More Active Older Adults programs are needed.
- Is there enough money in the budget to complete all the landscaping repairs?

Approve Minutes The Board reviewed the October 6, 2021, 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 MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Financial Statements: Ms. Blair, with CRS, reviewed the cash position summary and third quarter financial reports. Ms. Blair explained that Colo Trust has a new account type called “Edge” that will pay more interest than our current “Plus” account. There are additional restrictions, but they won’t hinder our ability to do business. Ms. Blair recommended that the funds from the Plus account be moved to the Edge account. A motion was made and seconded to accept the cash position summary, financial statements as presented and to move the MRMD and MRMD Sub District Plus account funds to the Edge account. The motion was approved by unanimous vote of directors present.

Cash Position Summary and Financial Statements: Ms. Coe reviewed the MSMD cash position summary and monthly financial reports for September 2021. Ms. Coe also recommended that the MSMD Colo Trust Plus account funds be moved to the Edge account. A motion was made and seconded to accept the cash position summary, financial statements as presented and to move the MSMD Plus account funds to the Edge account. The motion was approved by unanimous vote of directors present.

Review 2020 Tap Fee Report: Ms. Coe reviewed the October 2021 Tap Fee Report with the Board for information only.

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

MRMD: 02303-02309 totaling \$9,299.75

Interim Bill.com payments totaling \$573,463.65

MSMD: Bill.com payments totaling \$257,244.72

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

A motion was made and seconded to approve the MRMD payment of claims.

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The motion was 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 70-71 of the Board Packet.
- Mr. Kozlowski was not present to present the Recreation Center Report to the Board which included information from page 72 of the Board Packet.

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

- Thanked staff for all of their work on developing the 2022 draft budget
- Discussed the Proposed Agreement for the Lobby Remodel
- Discussed the two agreements for design work related to the water filter plant expansion

Presentation of Comments Received Regarding Proposed Changes to the Meridian Service District Employee Handbook.

Ms. Krauth presented the proposed changes to the Meridian Service District Employee Handbook. After discussion a motion was made and seconded to adopt the Meridian Service District Employee Handbook as presented with changes that include limiting sick leave accrual to 480 hours, addition of Short-Term Disability insurance, and revisions to other paid leave policies.

The motion was approved by unanimous vote of directors present.

Action Items:

1. Approve and authorize President to sign Construction Services Contract with Thomas General Contractors for Remodel of Recreation Center Lobby, \$120,602.88.

A motion was made and seconded to approve and authorize President to sign Construction Services Contract with Thomas General Contractors for remodel of Recreation Center Lobby in the amount of \$120,602.88. The motion was approved by unanimous vote of directors present.

2. Approve and authorize President to sign Professional Services Agreement with JDS Hydro for Water Filter Plant Design and Permitting, \$129,800.00.

A motion was made and seconded to authorize the Board President to sign Professional Services Agreement with JDS Hydro for Water Filter

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Plant Design and Permitting, in the amount of \$129,800.00. The motion was approved by unanimous vote of directors present.

3. Approve and authorize President to sign Professional Services Agreement with JDS Hydro for Filter Plant Expansion Pipeline Bidding and Construction Administration, \$27,097.00.

A motion was made and seconded to approve and authorize the President to sign Professional Services Agreement with JDS Hydro for Filter Plant Expansion Pipeline Bidding and Construction Administration in the amount of \$27,097.00. The motion was approved by unanimous vote of directors present.

Developer Items

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

- Problems with the supply chain and labor issues are slowing progress.
- Tralon Homes and Century Communities continue to purchase lots.

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)(e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding Grandview Metropolitan District. A motion was made, seconded and approved by unanimous vote of directors present to close the executive session.

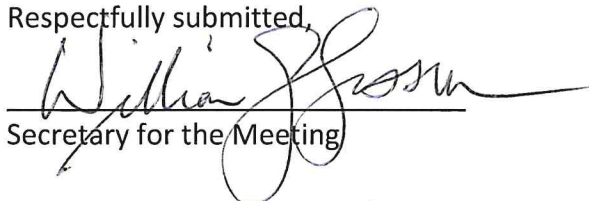
A motion was made, seconded and approved by unanimous vote of directors present to open an executive session pursuant to C.R.S. 24-6-402(4)(f) regarding personnel issues related to General Manager annual performance review, salary, and benefits. A motion was made seconded and approved by unanimous vote of directors present to close the executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 1:04 p.m.

The next regular meeting of the Boards is scheduled for December 8, 2021, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting