

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>
Robert Guevara	President	May 2025
Michael Paul	Vice President	May 2027
Ryan Flood	Treasurer	May 2027
Richard Wenzel	Secretary	May 2027
Wayne Reorda	Asst. Secretary	May 2025

DATE: Tuesday, March 5, 2024
TIME: 5:30 p.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: 875 940 337#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve February 6, 2024, Regular Board Meeting Minutes (enclosure) ***Pages 2 & 3***
- F. Visitor Comments for items not on the agenda (Limited to 3 minutes per resident or household)

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Pages 4-8***

III. ACTION ITEMS:

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

- A. Board President's discussion and Q&A of current events that affect Meridian Ranch

VI. LEGAL ITEMS:

- A. Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Conference for the purposes of conferring with the District's attorney regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom.

VII. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Tuesday, April 2, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

RECORD OF PROCEEDINGS

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: February 6, 2024, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Robert Guevara, President
Michael Paul, Vice President
Ryan Flood, Treasurer
Richard Wenzel, Secretary
Wayne Reorda, Assistant Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Raul Guzman; Tech Builders (via audioconference)
John Chmil; Lyons Gaddis (via audioconference)
Phyllis Brown; CRS (via audioconference)
Adrian Manion; CRS (via audioconference)
Dan Wall; Cherokee Metro District (via audioconference)
Calley Wenzel; 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 5:30 p.m.

Disclosure Matter Director Guevara confirmed with the Board members that there were no new conflicts of interest.

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.

Approve Minutes The Board reviewed the January 2, 2024 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.

Visitor Comments There were none.

Action Item: There were none.

RECORD OF PROCEEDINGS

Financial Items MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Ms. Brown reviewed the cash position summary and third 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. Brown reviewed the updated claims presented for approval at this meeting represented by check numbers 02492-02498 totaling \$6,578.96. A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.

Developer Items Mr. Guzman gave an update on development activities in the community. Several assets have been accepted by the County under warranty recently, and several more will have to wait for warmer weather to be completed and/or inspected. The developer is expecting to have 8 or 9 homes in the annual Parade of Homes in August. Recently, developer representatives met with School District 49 to discuss the best use of the last remaining designated school site in Meridian Ranch. District 49 will convene a task force and inform the developer of the outcome.

Director Items Director Guevara asked Mr. Nikkel for some details about the snow removal process in Meridian Ranch, and Mr. Nikkel asked the Directors to email him with specific locations with snow removal concerns so that he could discuss with the Manager. Director Paul expressed concerns regarding the closure policy of the Meridian Ranch Recreation Center, and Mr. Nikkel explained the policy.

Legal Items Director Guevara queried his fellow Board members about the need for the posted executive session to confer with the District's attorney regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom. No Board members indicated interest in entering into executive session. There was no motion to do so.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 6:05 p.m.

The next regular meeting of the Board is scheduled for March 5, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	3/6/2024
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
2499	CRS	CRS of Colorado	3/6/2024	WF CHECKING	PMCHK00000310	\$8,984.25
2500	LYONS GADDIS	Lyons Gaddis	3/6/2024	WF CHECKING	PMCHK00000310	\$2,924.40
2501	MICHAEL PAUL	Michael Paul	3/6/2024	WF CHECKING	PMCHK00000310	\$92.35
2502	RICHARD WENZEL	Richard Wenzel	3/6/2024	WF CHECKING	PMCHK00000310	\$92.35
2503	GUEVARA ROBERT	Robert Guevara	3/6/2024	WF CHECKING	PMCHK00000310	\$92.35
2504	RYAN FLOOD	Ryan Flood	3/6/2024	WF CHECKING	PMCHK00000310	\$92.35
2505	SDA	Special Districts Association	3/6/2024	WF CHECKING	PMCHK00000310	\$386.50
2506	REORDA	Wayne Reorda	3/6/2024	WF CHECKING	PMCHK00000310	\$92.35

Total Checks:	8			Total Amount of Checks:	\$12,756.90
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Batch ID: 02.06.24
 Batch Comment:
 Trx Total Actual: 5
 Batch Total Actual: \$461.75
 Approved: No
 Batch Error Messages:

Trx Total Control: 0
 Batch Total Control: \$0.00
 Approved By:

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000334
 Approval Date: 0/0/0000
 Posting Date: 2/29/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001154	REG MTG 02.06.24	2/6/2024	Robert Guevara	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001155	REG MTG 02.06.24	2/6/2024	Michael Paul	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001158	REG MTG 02.06.24	2/6/2024	Wayne Reorda	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001157	REG MTG 02.06.24	2/6/2024	Richard Wenzel	\$92.35

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001156	REG MTG 02.06.24	2/6/2024	Ryan Flood	\$92.35
			Description		

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$461.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$461.75

Batch ID: 02.22.24

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000335

Batch Comment:

Trx Total Actual: 4 Trx Total Control: 0
 Batch Total Actual: \$12,295.15 Batch Total Control: \$0.00
 Approved: No Approved By:
 Batch Error Messages:

Approval Date: 0/0/0000
 Posting Date: 1/31/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001150	01.31.24	1/31/2024	CRS of Colorado	\$6,127.25

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000	Accounting & Management	PURCH	444.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	444.00
10-6100-000	Accounting & Management	PURCH	5,683.25	0.00
10-3100-000	Accounts Payable	PAY	0.00	5,683.25
			6,127.25	6,127.25

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001151	SUBDISTRICT 01.31.24	1/31/2024	CRS of Colorado	\$2,857.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
50-6100-000	Accounting & management	PURCH	380.00	0.00
50-3100-000	Accounts payable	PAY	0.00	380.00
50-6100-000	Accounting & management	PURCH	2,477.00	0.00
50-3100-000	Accounts payable	PAY	0.00	2,477.00
			2,857.00	2,857.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001153	19939.0000 01.31.24	1/31/2024	Lyons Gaddis	\$2,924.40

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6750-000	Legal	PURCH	2,924.40	0.00
10-3100-000	Accounts Payable	PAY	0.00	2,924.40
			2,924.40	2,924.40

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001152	DUES 2024	1/29/2024	Special Districts Association of Color	\$386.50
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6500-000	Dues and subscriptions	PURCH	386.50	0.00
10-3100-000	Accounts Payable	PAY	0.00	386.50
			386.50	386.50

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$12,295.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,295.15