

**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, October 5, 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: 530997059#

- 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 September 14, 2022, Regular Board Meeting Minutes (enclosure) ***Pages 2-4***

- II. FINANCIAL ITEMS:**
 - A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Page 5***

- III. Action Items:**

- IV. DEVELOPER ITEMS:**
 - A. Verbal Report from Construction Manager

- V. DIRECTOR ITEMS:**
 - A. May 2023 MRMD Directors Election Process Discussion ***Pages 6-8***

- VI. LEGAL ITEMS:**

- VII. EXECUTIVE SESSION**
 - A. Enter into Executive Session pursuant to §24-6-402(4)(b), C.R.S., conference with an attorney for the public entity for the purpose of receiving legal advice on specific legal questions relating to financing options.

- VIII. ADJOURNMENT:**

The next regular meeting of the Board is scheduled for Wednesday, November 2, 2022, at 10:00 a.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: September 14, 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

The following Directors were excused:

Robert Guevara, Asst. Secretary/Treasurer

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 teleconference)
Carrie Billingsly; Meridian Service Metro District (via teleconference)
Debra Williams; Meridian Service Metro District (via teleconference)
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders
Tom Sauer; Resident
Jeannie Zaccagnino; Resident
Adrian Vafides; Resident
Beverly Rossman; Resident
Ray Rossman; Resident
David Martin; Resident
Cindy Martin; 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. A motion was made to excuse the absence of Director Guevara. The motion was seconded and approved by unanimous vote of Directors present.

RECORD OF PROCEEDINGS

- 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** There were none.
- Approve Minutes** The Board reviewed the August 3, 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** Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:
MRMD: 02373-02383 totaling \$3,459.05
A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of directors present.
- Operations & Engineering Items** Action Items:
- A. Ratify Agreement with Zonda Advisory for Market Analysis relating to proposed 2022 MRMD 2018 Subdistrict Bond Issuance: A motion was made and seconded to ratify the agreement with Zonda Advisory for market analysis relating to the proposed 2022 MRMD Subdistrict bond issuance. The motion was approved by unanimous vote of Directors present.
 - B. Consider and Approve Engagement Letter for Sherman and Howard to act as Bond Counsel for proposed 2022 MRMD 2018 Subdistrict Bond Issuance: A motion was made and seconded to approve the engagement letter for Sherman and Howard to act as bond counsel for the proposed 2022 MRMD 2018 Subdistrict bond issuance. The motion was approved by unanimous vote of Directors present.
 - C. Consider and Approve request to have funds released to GTL Development for repayment of developer advances and to accept the GTL offer to reduce the outstanding interest by the same amount: A motion was made and seconded to approve a request to have funds released to GTL Development for repayment of developer advances and to reduce the outstanding interest by the same amount. The motion was approved by unanimous vote of Directors present.

RECORD OF PROCEEDINGS

- Developer Items** Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities.
- The Rex Road and Meridian Road project is waiting on the design approval from El Paso County.
 - The extension of Rex Road out to Eastonville is expected to be completed by the end of 2023.
 - Circle K has received approval from El Paso County to build a gas station on the south end of The Shops on Stapleton and Meridian. Estimated time of completion is by the end of 2023.

Director Items There were none.

Legal Items There were none.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 10:28 a.m.

The next regular meeting of the Boards is scheduled for October 5, 2022 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

System: 9/28/2022 9:26:49 AM
 User Date: 9/28/2022

Meridian Ranch Metropolitan Di
 VENDOR CHECK REGISTER REPORT
 Payables Management

Page: 1
 User ID: nbaile

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	10/5/2022
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Date

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02385	REORDA	Wayne Reorda	10/5/2022	WF CHECKING	PMCHK00000292	\$92.35
02386	GESSNER	William Gessner	10/5/2022	WF CHECKING	PMCHK00000292	\$92.35
02387	BIGGS KOFFORD	Biggs Kofford	10/5/2022	WF CHECKING	PMCHK00000291	\$7,350.00
02388	CRS	CRS of Colorado	10/5/2022	WF CHECKING	PMCHK00000291	\$962.50
02389	FENTON	Michael J Fenton	10/5/2022	WF CHECKING	PMCHK00000290	\$92.35
02390	GABRIELSKI	MILTON B. GABRIELSKI	10/5/2022	WF CHECKING	PMCHK00000290	\$92.35
REMIT0000000000000006	SPENCERFANEBRIT	Spencer Fane LLP	10/5/2022		PMCHK00000290	\$0.00

Total Checks:	7				Total Amount of Checks:	\$8,681.90
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Meridian Ranch Election Process and Timeline

- October (BOD) – Review and approve election process and election information statement.
- December (BOD) – Vote on election resolution (with proposed changes regarding request for submission of candidate statements and posting/ mailing of same as set forth below).
- 2 January (District) – Post election information on the District websites.
- Mid-January (Election Official) – Call for nominations published in newspaper (not fewer than 75 days nor more than 100 days prior to the election). Notice must also be given via e-mail to each active registered elector (or by regular mail if there is no e-mail address on file) and by one other method (e.g. posting on website; including as part of a newsletter, billing statement, etc.; or newspaper publication).ⁱ
- 24 February – This is the statutory deadline for submission of self-nomination forms for the May 2, 2023, election.
- TBD February (Election Official) – Certify eligible candidates – Date varies by year; about the end of February and notify eligible candidates of request for submittal of biography and/or factual statement (200-word limit) for posting/dissemination by the District.ⁱⁱ
- TBD March (Election Official) – Collect candidate 200-word biographies/statements; Seven days after close of self-nomination period and send them to the District.
- TBD March (District) – Publish candidate biographies/statements on the District website, at the District offices, and the District Recreation centers.
- TBD April (District) – Email biographies/statements to residents.
- TBD April (Election Official) – Mail ballots.
- TBD April (Election Official) – Count ballots.
- May 2, 2023 – Election Day.
- May (Election Official) – Certify the election, get new board members to take oath and get oaths filed so they can begin serving on the board in June.
- June – Elected board members first meeting.

ⁱ This requirement exists by statute for districts like the Meridian Districts that were created after 1-1-2000, The additional method selected are set forth in the Districts’ annual administrative matters resolutions adopted in December or January.

ⁱⁱ This cannot be a campaign message of why people should vote for them.

Information about the Meridian Ranch Metropolitan District Board of Directors Election

What is the purpose of the Meridian Ranch Metropolitan District?

Meridian Ranch Metropolitan District is what is commonly called a financing District. The Ranch District does not provide any services but was established to issue the debt to finance the improvements that serve the community. The debt is then paid off over time by the sale of water and sewer taps, and property taxes. Meridian Ranch Metropolitan District has arranged for the provision of all necessary services through an intergovernmental agreement with Meridian Service Metropolitan District.

The Board of Directors provides oversight to the Meridian Ranch Metropolitan District.

It is comprised of five people who are elected to four-year terms. The current board of directors and their term end dates are:

- Butch Gabrielski – 2023
- Bill Gessner – 2023
- Mike Fenton – 2023
- Wayne Reorda – 2025
- Robert Guevara – 2025

Therefore, in 2023, there are three positions coming open for election. In accordance with Colorado election law, the positions will be filled by the people receiving the three highest vote totals.

Here are the candidates who have asked to be placed on the ballot with a short biography that they provided for this fact sheet:

- Butch – No input at this time
- Bill – My wife and I have been Meridian Ranch residents since 2006. In 2012, I retired after a varied career in the Department of Defense. I have served on the Meridian Ranch and Meridian Service Metropolitan District boards since 2015.
- Mike – I married my wife Kelli in 1995 and moved to Colorado Springs in 1996 to get away from the bugs and humidity, raised two children here that are off on their own now, but both graduated from Falcon High School. I still run homebuilding and development operations in El Paso County and have lived in Meridian Ranch since 2011. I passed my class C Colorado water operators test in 2007 but chose to stay in my current career path.
- TBD

You will receive a ballot under separate cover within a few days. Please complete the ballot and return it via USPS no later than April 30, 2023.

DO NOT place your ballot in an El Paso County ballot box.