

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: June 9, 2021, 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
Carrie Billingsly; Meridian Service Metro District (via teleconference)
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Jamie Cotter; Spencer Fane (via teleconference)
Ron Fano; Spencer Fane (via teleconference)
Tom Kerby; Tech Builders (via teleconference)
Zachary Bishop; Piper Sadler (via teleconference)
Nancy Lowe; Homeowner (via teleconference)

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 10:03 A.M.

Disclosure Matter Ms. Cotter 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 and seconded to amend the agenda by moving the Executive Session to 11:00 A.M. to accommodate Mr. Fano's schedule. The motion was approved by unanimous vote of directors present.

Visitor Comments Ms. Lowe had concerns regarding the following topics.

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- Landscaping maintenance, dead trees need to be replaced, watering schedule needs to be examined and invasive weeds need to be removed.
- Maintenance of the indoor pool, keeping it clean and heated.
- Elevator at the Recreation Center not working.
- Roof leaking at the Recreation Center.
- New Recreation Center Administration Manager. Looking forward to seeing what new activities will be added.

Approve Minutes The Board reviewed the May 5, 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 Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for April 2021. 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 2021 Tap Fee Report: Ms. Coe reviewed the May 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:

MRMD: Check # 2272-2277 totaling \$6,107.25

MSMD: Bill.com payments totaling \$279,276.82

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

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

Information Items:

MSMD Operations Reports:

- Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 21-22 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 20 of the Board Packet. Mr. Kozlowski also noted:
 - Ms. Orth will be handing over the newsletter to Ms. Blamey in August.

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- A flow valve sensor went out in the indoor pool this caused the closure of the pool for four days. It has since been repaired and in good working order.
- A severe hailstorm in May might have been responsible for a leak in the roof at the Recreation Center. We have someone scheduled to come look at it.
- The Elevator at the Recreation Center was out of order for a day but has been repaired.

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

- LFH Well 5 is substantially complete.
- LFH Well 8 is scheduled for start-up today. Temporary Power will be required due to inability of MVEA to obtain a Storm Water Permit from El Paso County to begin work.
- LFH Well 7 is still scheduled for a mid-July start-up.
- We are receiving a large number of complaints about dead trees.
- 2020 CCR has been posted to the website. A link to its website location was included in the June customer invoices so that mailing of the report will not be necessary.
- Working on setting up facility tours with staff.

Legal Items

Receive legal advice regarding arbitration/post-arbitration matters with Cherokee Metropolitan District.

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)(b) to receive legal advice regarding arbitration/post-arbitration matters with Cherokee Metropolitan District.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session. There was no reportable action.

Action Items:

1. Ratify Construction Services Agreement with Applied Ingenuity for repairs related to Well LFH 1, \$59,746.00.

A motion was made and seconded to ratify Construction Services Agreement with Applied Ingenuity for repairs related to Well LFH 1, \$59,746.00. The motion was approved by unanimous vote of directors present.

2. Ratify Construction Service Agreement with Frazee Construction Co. for installation of potable water by-pass line, \$32,730.00.

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A motion was made and seconded to ratify a Construction Service Agreement with Frazee Construction Co. for installation of potable water by-pass line, for \$32,730.00.

The motion was approved by unanimous vote of directors present.

3. Ratify Contract with Western Enterprises, Inc. for Falcon Freedom Days Fireworks, \$26,250.00.

A motion was made and seconded to ratify a Contract with Western Enterprises, Inc. for Falcon Freedom Days Fireworks for \$26,250.00.

The motion was approved by unanimous vote of directors present.

4. Ratify Change Order No. 3, Hydro Resources-Rocky Mountain Inc, for addition of temporary power generation, \$43,487.18.

After discussion, the Board decided to table this item to be evaluated at a future time.

Developer Items

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

- Paving of Rex Road is complete with minimal interruptions to the Filter Plant.
- Rolling Hills Ranch has been delayed five to six weeks due to weather. The date was moved to the middle of August for the first lot to be sold.
- El Paso County is holding up power line down Eastonville Rd.
- Century and St Aubyn Homes have purchased one hundred lots. St Aubyn could be requesting sixty taps between August 1st and September 1st.
- Grading in Fil #2, adding 100 lots.

Director Items

There were none.

Legal Items

Discussion regarding potential changes to structure of the district's employee organizational chart.

A motion was made, seconded, and approved by unanimous vote of directors present to open an Executive Session pursuant to C.R.S. Section 24-6-402(4)(f) to continue Board discussion regarding potential changes to structure of the district's employee organizational chart.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session. There was no reportable action.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 1:05 P.M.

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The next regular meeting of the Boards is scheduled for July 7, 2021, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting