

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: April 7, 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

Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Rachel Blamey; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Tobias Bagley; Meridian Service Metro District
Bob Blogett; Community Resource Services (via telephone)
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders (via telephone)
Bret Haycock; Tech Builders (via telephone)
Jim O'Hara; Tech Builders (via telephone)
Raul Guzman; Tech Builders (via telephone)
Dan VanOstrand; Homeowner (via telephone)
Shawn Bedel; Homeowner (via telephone)
Carlos Carrillo Jr.; Resident
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 10:05 a.m.

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

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Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda, the motion was seconded and following a roll call vote was approved by unanimous vote of directors present.

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

- Lack of plowing of snow on some Meridian Ranch trails.
- Indoor walking track needed in the new Recreation Center.
- Landscaping improvements and invasive weeds
- Make sure irrigation system is functioning correctly after sidewalk construction by El Paso County.

Mr. Dan VanOstrand made comments regarding potholes being a problem in the neighborhood and that snowplows are just exacerbating the issue. Mr. Gabrielski explained that the roads are the responsibility of El Paso County and therefore not the responsibility of the District.

Mr. Carlos Carrillo Jr. appealed to the Board to have his MRRC ban lifted. In early July of 2020 Mr. Carrillo was caught stealing air pods from another resident's backpack and was banned from the recreation center from 7.2.2020 to 7.02.2021. After discussion and a stipulation that if there is another behavior related incident his privileges will be revoked, the Board lifted the ban.

Approve Minutes The Board reviewed the March 3,2021 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 February 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 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:

- MSMD Interim checks for ratification: 13144-13165 totaling \$74,653.27
- MSMD: 13166-13193 totaling \$312,369.17
- MRMD: 02259-02265 totaling \$3,330.95

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

Receive Finance Committee Report: Ms. Coe noted the Finance Committee did not meet in March due to a lack of items to review and discuss. The March interim checks were reviewed and signed by Director Gabrielski and Director Reorda.

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 23-24 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 25 of the Board Packet.

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

- Ms. Coe and Ms. Blamey presented Bill.com to the Board and explained that due to a recent fraud on a District issued check that staff was recommending that the District move to Bill.com for processing of accounts payable.

After discussion, the Board requested that the proposal be modified to allow all five Board members to be approvers on the Bill.com system and that staff return with a proposed policy for appropriate levels of manager approval of payments moving forward.

A motion was made and seconded to approve using Bill.com for processing and payment of vendor invoices and processing of customer bills and receipts. The motion was approved by unanimous vote of directors present.

- Presented a section of the District Build out Capital Improvement Plan in response to questions regarding the need for additional treated water storage.
- Reported on a recent meeting with Colorado Springs Utilities (CSU) regarding the possibility of an emergency water interconnect with CSU.

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- Explained the request for joining Colorado Water/Wastewater Agency Network which will be covered under Action Items.
- Well No. 5 is now scheduled for completion by May 1.
- Reported that Mr. Pelser was going to accept an offer to rejoin the District staff as a part-time hourly employee.

Action Items:

1. Approve and authorize President to sign Agreement for Professional services between MSMD and Shawn Bedel for personal fitness training.

A motion was made and seconded to approve and authorize the president to sign the Agreement for Professional services between MSMD and Shawn Bedel for personal fitness training. The motion was approved by unanimous vote of directors present.

2. Approve Colorado Water/Wastewater Agency Response Network (CoWARN) Mutual Aid and Assistance Agreement.

A motion was made and seconded to approved membership of Colorado Water/Wastewater Agency Response Network (CoWARN) Mutual Aid and Assistance Agreement. The motion was approved by unanimous vote of directors present.

3. Consider and Adopt Resolution MSMD 21-01, Facility Fee Resolutions and Policy.

A motion was made and seconded to adopt resolution MSMD 21-01, Facility Fee Resolutions and Policy subject to changes discussed and to be ratified at the next Board Meeting. The motion was approved by Mr. Gabrielski, Mr. Reorda, and Mr. Gessner. Mr. Fenton and Mr. Sauer abstained due to conflict of interest.

4. Ratify CCO2 with Hydro Resources for Well Sites 5/7/8 to adjust quantities of bid items for wells LFH-5 and LFH-7, \$4,575.00.

A motion was made and seconded to ratify CCO2 with Hydro Resources for Well Sites 5/7/8 to adjust quantities of bid items for wells LFT-5 and LFT-7, \$4,575.00. The motion was approved by unanimous vote of directors present.

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5. Various items related to expansion of leased office space for MSMD administrative offices:

A motion was made and seconded to approve and authorize President to sign a termination of sublease to GTL for space at the current MSMD leased administrative office. The motion was approved by unanimous vote of directors present.

A motion was made and seconded to approve and authorize President to sign a new sublease with GTL for addition MSMD office space at The Shops. 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.

- Rolling Hills Ranch Filing #1: St Aubyn and another builder purchasing lots.
- Working with District staff to minimize disruption at the filter plant during construction of the roadway.

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)(b) to receive legal advice regarding arbitration/post-arbitration matters with Cherokee Metropolitan District and to receive legal advice regarding tax issues involving director parcels.

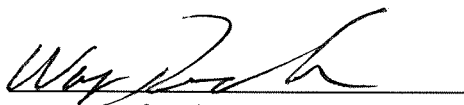
A motion was made, seconded, and approved by unanimous vote of directors present to close the executive session. There was no reportable action.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:27 p.m.

The next regular meeting of the Boards is scheduled for May 5, 2021 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting