

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

**Held:** September 6, 2023, 10:30 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President  
Bill Gessner, Vice President  
Mike Fenton, Secretary  
Tom Sauer, Treasurer  
Wayne Reorda, Asst. Secretary

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 audioconference)  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via audioconference)  
Gary Adler; Resident  
Sue Sharpton; Resident  
Emily Ice; Resident  
J Adams; Resident  
Michelle Kinney; Resident (via audioconference)

**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 10:30 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** Resident Gary Adler informed the Board that he has not received a bill or any other correspondence from the District in 24-point front as requested. Mr. Nikkel said that he would follow up with CRS. Mr. Adler also asked the Board to

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waive the Recreation Center Fee in consideration of his disabilities and not being able to use the facility.

Resident Sue Sharpton expressed gratitude for the changes made to the website to include a description of the two different boards that serve Meridian Ranch and asked if information on how a title 32 district works could also be added as well as how to run for a position on the Board.

Resident Emily Ice shared concerns about the billing cycle and asked the Board to consider making changes.

### **Approve Minutes**

The Board reviewed the August 2, 2023, 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 July 2023. 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 2022 Tap Fee Report: Ms. Coe reviewed the August 2023, Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on August 18, 2023, and she gave a summary of the Finance Committee Report on page 22 of the packet. The August Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

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

Interim: Payments for ratification totaling \$360,497.79

MSMD: Payments totaling \$639,907.40

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

Conduct Public Hearing on Proposed MSMD 2022 Amended Budget: A motion was made to open a public hearing for the referenced items. The motion was seconded and approved by unanimous vote of Directors present. Ms. Coe explained the reason for the amendment. There was no public testimony. A motion was made to close the public hearing, and the motion was seconded and approved by unanimous vote of Directors present.

Adopt Resolution MSMD 23-03 Adopting Amended MSMD 2022 Budget: A motion was made to adopt Resolution MSMD 23-03. The motion was seconded and approved by unanimous vote of Directors present.

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## 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 31 and 32 of the Board Packet. Mr. McCrory also noted:
  - Filter Plant Expansion is going well.
  - Phase II of the Sewer By-Pass project will be starting soon.
  - Another 50 trees will be going in soon. This will be the last of the tree replacements budgeted for this year. Staff will continue to replace trees each year as the budget allows; revamp flower beds along Londonderry east and Rainbow Bridge north; and reseed Fairway Park and some common areas.
  - 775' of control wire was damaged along Rex Rd and will need to be replaced.
  
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 33 of the Board Packet.

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

- Progress report on the Filter Plant Expansion.
- Details of the Professional Service Agreement with LKA Partners.
- A review of what happened with the July water billing.

### Action Items:

1. Consider and approve Professional Service Agreement with LKA Partners for design of the MSMD Field House, \$1,546,928.00. A motion was made and seconded to approve the Professional Service Agreement with LKA Partners. 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 III is complete adjacent to Rex Rd.
- Rolling Hills Ranch II hoping to get the trails in, and landscaping completed by the end of this year.
- In the Sanctuary the sewer, water and stormwater infrastructure should be completed by the end of September.
- Rex Rd. out to Eastonville should be completed and paved by the end of 2023.

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**Director Items**

Discussion of Prop HH: Mr. Nikkel asked the Board if they wanted to take a position on Proposition HH, which will appear on the November statewide ballot. After a brief discussion the Board requested staff put together a resolution opposing Proposition HH to be ratified at the October board meeting.

**Legal Items**

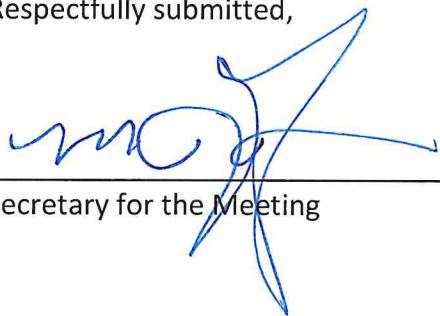
There were none.

**Adjournment**

There being no further business to come before the Board, the President adjourned the meeting at 11:46 a.m.

The next regular meeting of the Board is scheduled for October 4, 2023 at 10:30 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be 'M. G.', is written over a horizontal line. The signature is stylized and extends above and below the line.

Secretary for the Meeting