

RECORD OF PROCEEDINGS

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

Held: March 6, 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
Bill Gessner, Vice President
Mike Fenton, Secretary (via audioconference)
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
Russel Mills; 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)
Doug Stimple; Classic Homes
Nate Len; Classic Homes
Loren Moreland; Classic Homes
Jack Stimple; Classic Homes

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.

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.

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Approve Minutes The Board reviewed the February 7, 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.

Financial Items Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for January 2024. 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 Tap Fee Report: Ms. Coe reviewed the February Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted Ms. Billingsly met with the Finance Committee on February 20, 2024, and gave a summary of the Finance Committee Report on page 20 of the packet. The February 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 \$274,688.07

MSMD: Payments totaling \$893,277.66

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

**Operations &
Engineering Items**

Information Items:

MSMD Operations Reports:

- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 23 and 24 of the Board Packet. Mr. Kozlowski also noted that Soccer will start in April, Falcon Freedom Days will be held at Falcon High School on June 29th this year, and the first round of planning documents for the Fieldhouse have been submitted to El Paso County Planning Commission.
- Mr. Myszkowski presented the parks and grounds report which included information from page 25 of the Board Packet. After discussion with the Board it was decided that Mr. Myszkowski will get estimates on replacing the privacy fence at The Greens Park, replace the pony wall at Longview Park with benches, and purchase lights with timers to replace the photocell lights that are not working properly at the monument signs.

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- Mr. Mills presented the water, sewer, parks and grounds, and drainage operation reports which included information from page 26 of the Board Packet.

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

- The changes that have been implemented and the number of things accomplished at the Recreation Center since the sprinkler line break are impressive. The quick recovery has been amazing.
- Complements to the Recreation Center staff on the organization of the basketball program.
- Drilling is complete on the two new wells in Latigo.
- Ms. Coe will be running the April board meeting.
- July 8 through the 26th I will be attending the Replacement Plan trial and will be unavailable in the office.
- Mr. Nikkel asked the board for feedback on how to proceed with the interview process for the Interim Assistant General Manager position. After a discussion, a motion was made and seconded to create a hiring committee consisting of Directors Gessner and Sauer. 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:

- We will be installing a Gazebo in Rolling Hills Ranch II in two weeks.
- In the Sanctuary, GTL is getting ready to start work on the sidewalks and pedestrian ramps. Work will be starting on the monument signs in a couple of weeks as well.
- Plans for infrastructure construction in Rolling Hills Ranch North are still in with El Paso County, construction probably starting late summer.
- Hoping to break ground on the gas station at The Shops this year.
- Lot sales have been good in January and February. The homebuilding industry seems to be picking up.
- We would like to help with the fundraising for Falcon Freedom Days.

Director Items

There were none.

Legal Items

Presentation from Falcon Area Water and Wastewater Authority regarding IGA for Purchase of Sewer Taps: Mr. Stimple gave a presentation on the Falcon Area Water and Wastewater Authority while also giving two different proposals on how to move forward with the IGA concerning the obligation to purchase sewer taps from Meridian Service Metropolitan District. The Board stated they would consider the proposals but there would likely need to be concessions.

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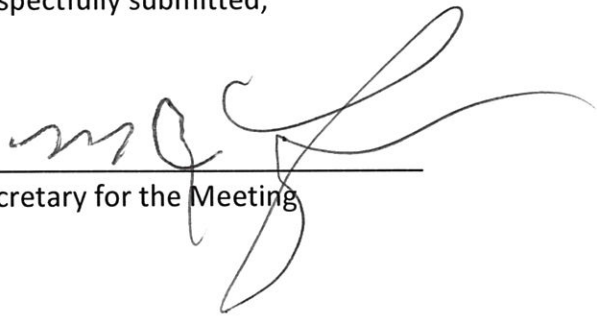
A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402-4(e) to determine positions relative to matters that may be subject to negotiations, develop strategy for negotiations, and instructing negotiators, relating to the FAWWA Sanitary Sewer Tap Sale Agreement. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Reconvening in open session a motion was made, seconded and approved unanimously to allow Mr. Nikkel, Ms. Coe and legal counsel to proceed with negotiations with FAWWA as discussed in executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:39 a.m.

The next regular meeting of the Board is scheduled for April 3, 2024 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting