RECORD OF PROCEEDINGS

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

Held: June 3, 2026, 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
Wayne Reorda, Secretary
Allison Sands; Asst. Secretary

The following Directors were excused:
Tom Sauer, Treasurer

Also present were:
Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Amy Emerson; Meridian Service Metro District
Sean Dearborn; Meridian Service Metro District
Tevin Holt; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Tobi Bagley; Meridian Service Metro District
Brittany Smithpeger; Meridian Service Metro District
Deb Williams; Meridian Service Metro District (via audio conference)
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (via audio conference)
Cal Grahem; Tech Builders (via audio conference)
Tom Kerby; Tech Builders

Call to Order A quorum of the Board was present, and the Directors confirmed their qualifications to serve. The meeting was called to order at 10:02 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interest 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 .

Recognition of The board recognized Tevin Holt’s performance and lifesaving actions during a

Tevin Holt medical emergency at the Recreation Center. The EMS Division Chief at the Falcon Fire Department said *"I responded to this incident and want to emphasize that your staff played a critical role in the patient's outcome. They acted appropriately at every step—initiating CPR, calling 911, and applying the AED, which advised a shock. Their swift and decisive actions made a direct difference and should be recognized for helping save this patient's life."*

Visitor Comments There were none.

Approve Minutes The Board reviewed the May 6, 2026, Board Minutes and a motion was made, and seconded to approve the minutes with corrections. The motion was approved by unanimous vote of Directors present.

Financial Items <u>Cash Position Summary and Financial Statements:</u> Ms. Billingsly reviewed the cash position summary and monthly financial reports for April 2026. 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.

<u>Review 2026 Tap Fee Report:</u> Ms. Billingsly reviewed the May 2026 Tap Fee Report with the Board for information only.

<u>Receive Finance Committee Report:</u> Ms. Billingsly noted that the Finance Committee met on May 19, 2026, and gave a summary of the Finance Committee Report on page 10 of the packet. The May interim payments were reviewed and approved for payment by Director Gabrielski and Director Sauer.

<u>Approval of Payment of Claims:</u> Ms. Billingsly reviewed the updated claims presented for ratification and approval at this meeting:

Ratify: Interim Payments totaling $1,313,151.98
Approval: Current Payments totaling $634,876.66

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

Operations & Engineering Items <u>Information Items:</u>

MSMD Operations Reports:

- Mr. Myszkowski presented the parks and grounds report which included information from page 13 of the Board Packet.
- Mr. Dearborn presented the water, sewer, and drainage operation reports which included information from page 14 and 15 of the Board Packet.

- Mr. Holt presented the Recreation Center Report to the Board which included information from pages 16 and 17 of the Board Packet. Mr. Holt also noted:
  - The theater program continues to thrive. Two performances of Peter Pan were held this summer, and a musical production is planned for the fall. Participation has been strong, and community interest remains high.
  - An MMA program has been added to the recreation offerings, along with several "Just Try It" classes. Attendance ranged from 20 to 30 participants per class, indicating strong interest and suggesting the program will be a popular addition.

<u>Construction Committee Report and Capital Projects Update:</u> Ms. Coe presented the Capital Projects update which included information on page 18 and 19 of the Board Packet.

<u>Managers Verbal Report: Ms. Coe provided a status report on the following matters:</u>

- The planned and budgeted 2026 pond improvements have been completed. Recent inspections identified routine maintenance items. Staff will conduct a site walk with El Paso County in September to evaluate vegetation establishment and sediment accumulation. No water quality issues were identified.
- The office building plan set will be submitted to the Building Department today. Coordination meetings with the civil and MEP teams resulted in minimal revisions. To avoid potential impacts from upcoming solar and electric requirements, the team expedited the submittal to ensure it is received well before the deadline.
- Design drawings for the Maintenance Shop are nearing completion, and the project is expected to go out for bid soon.
- Gordon is making good progress on the Latigo well equipping project. Final completion has been slightly delayed pending delivery and installation of one remaining item, scheduled for June 22. Staff continue to work with the Latigo developer to finalize the MVEA easement for LFH #3, which is needed to allow power line installation.
- The Board confirmed its agreement with the General Manager’s recommendation to submit a counteroffer to El Paso County requesting approximately $24,000 more for the El Paso County/Eastonville Roundabout project. Depending on the County’s response, legal counsel will conduct a straw poll vote of the Board to determine whether to proceed.
- Final edits are being made to the Purchase and Sale Agreement (PSA) for the Guthrie Water Rights acquisition. Once complete, staff will

- review the Joint Operating Agreement (JOA) between GTL and Woodmen Hills Metro District.
- The Meridian Ranch Leadership Meeting is Thursday June 11 from 3:00 p.m. to 4:00 p.m.
- MRMD Town Hall is scheduled for July 21st at 5:30 p.m. It was suggested that some of the MSMD Directors be present to discuss and answer questions concerning the consolidation of the boards.
- DRC 2 put out an email about safety concerns surrounding motorbikes on sidewalks, common areas and open spaces and reminded homeowners to speak to their children about the importance of using motorbikes responsibly.

Action Items: There were none.

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

- In the Sanctury; Challenger Homes is a new builder, and they are scheduled to close on 15 homes the week of June 22nd.
- In Rolling Hills Ranch North filing 1 paving is done, and sidewalks are scheduled for next week.
- In Rolling Hills Ranch North filing 2 water, sewer and storm should be wrapped up in October.

Director Items <u>Discussion Regarding Public Relation Proposal for the Community Outreach Concerning the Potential Consolidation of Meridian Ranch Metropolitan District and Meridian Service Metropolitan District:</u> The Board discussed the communications proposal received from the sole respondent to the RFP. The scope was revised to reduce certain advertising components, and the Ranch Board agreed to fund the effort. The anticipated cost is approximately $130,000 - $140,000, subject to adjustment based on the delayed start date.

Board members discussed voter outreach goals, emphasizing the importance of educating residents about the proposed consolidation, its benefits, and encouraging participation in the election. The campaign is expected to include regular social media and direct communication efforts.

No action was required. The communications campaign will not move forward until bond counsel provides a final opinion confirming that the proposed consolidation will not negatively impact existing bond obligations. Legal counsel reported that this review remains pending and expressed concern regarding the delay. Additional information is expected at a future meeting.

Legal Items

<u>Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Received Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD:</u> Director Gabrielski queried his fellow Board members and Mr. Fano about the need for the posted executive session to confer with the District's attorney to receive legal advice regarding potential merger/consolidation of MSMD/MRMD. No Board members nor their attorney indicated a need to enter into executive session. There was no motion to do so.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:17 a.m.

The next regular meeting of the Board is scheduled for July 8, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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Secretary for the Meeting