

RECORD OF PROCEEDINGS

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

- Held:** February 5, 2025, 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 audio conference)
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary
- Also present were:
Jennette Coe; Meridian Service Metro District
Carrie Billingsly; 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
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Raul Guzman; 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 10:01 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.
- Visitor Comments** There were none.
- Approve Minutes** The Board reviewed the January 8, 2025, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by a unanimous vote of Directors present.
- Financial Items** Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for December 2024. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by a unanimous vote of Directors present.
- Review 2025 Tap Fee Report: Ms. Billingsly reviewed the January 2025 Tap Fee Report with the Board for information only.

RECORD OF PROCEEDINGS

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on January 21, 2025, and gave a summary of the Finance Committee Report on page 21 of the packet. The December interim payments were reviewed and signed by Director Reorda and Director Sauer.

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

Ratify: Interim Payments totaling \$1,395,010.42

Approval: Current Payments totaling \$940,557.47

A motion was made and seconded to ratify and approve the MSMD payment of claims. The motion was approved by a 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 pages 24 of the Board Packet. Mr. Kozlowski also noted:
 - Due to the snow and sub-zero temperatures the Rec Center parking lot iced over. The Parks & Grounds department coordinated with Landscape Endeavors to come out and apply a slicer to break up the ice. This has put a large dent in the Rec Centers grounds snow budget.
- Mr. Myszkowski presented the Parks and Grounds report which included information from page 25 of the Board Packet.
- Mr. Mills presented the Water, Sewer, and Drainage operation reports which included information from page 26 of the Board Packet.

Managers Verbal Report: Ms. Coe provided status report on the following matters:

- We have hired both the HR Director and the Accounting Supervisor through Add Staff. Both are doing well, and we are thrilled to have them.
- Self-nomination forms for the May board of directors' election have been posted on the District website.
- Russ will be contracting with a company to analyze the force main line system to determine the condition it is in and what needs to be done.
- The Office Building design was submitted to Pikes Peak Regional Building Department about three and a half weeks ago. It should take about six weeks to get a permit to start construction.
- UBS Management District had an election on the 4th asking voters to waive term limits for their Board of Directors. The ballot passed with fifty-two voters participating. Thirty-eight for and fourteen against.
- The Fieldhouse is moving along nicely especially with the good weather we are having. They were delayed in early January due to the snowstorms.
- Latigo Wells 2 and 3 will go out to bid this month. We will have a bid opening on Wednesday February 26th. The GM will bring the information from the bid to the March board meeting.

RECORD OF PROCEEDINGS

Developer Items Verbal report from the Construction Manager: Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities:

- In Rolling Hills Ranch North there are 450 lots left for development. Tech Builders will be meeting with the county for replating lot sizes. Tech Builders plans to have the streets paved by the end of the year.

Director Items There were none.

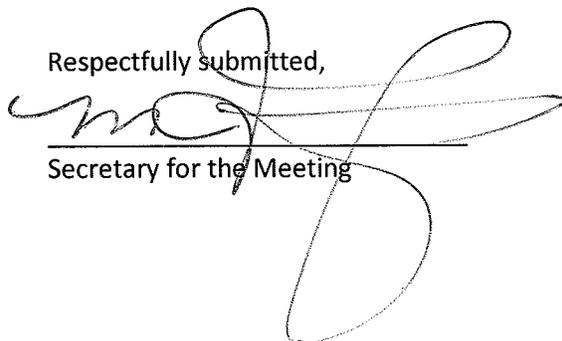
Legal Items Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(e) to develop negotiating positions with respect to amended Guthrie Water Lease: A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.R. 24-6-402(4)(e) to develop negotiating positions with respect to amend Guthrie Water Lease. At the conclusion of the discussion in executive session a motion was made, seconded and approved by the unanimous vote of Directors present to close the executive session. Coming out of executive session a motion was made seconded and approved by unanimous vote of Directors present to have Ms. Coe proceed with negotiations as discussed in executive session.

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD: 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 letter of termination of IGA received from MRMD. Mr. Reorda recused himself from the executive session due to his position as a board member of Meridian Ranch Metropolitan District. Outside counsel Bill Kyriagis joined the executive session via audio conference. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by the unanimous vote of Directors present to close the executive session. No action was taken coming out of the executive session.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 12:03 p.m.

The next regular meeting of the Board is scheduled for March 5, 2025, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting