MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)
REGULAR MEETING AGENDA

Board of Directors	Office	Term Expiration
Butch Gabrielski	President	May 2027
Bill Gessner	Vice President	May 2027
Tom Sauer	Treasurer	May 2029
Wayne Reorda	Secretary	May 2029
Allison Sands	Asst. Secretary	May 2027

DATE: Wednesday, November 4, 2026
TIME: 10:00 a.m.
PLACE: Meridian Ranch Recreation Center
10301 Angeles Road
Peyton, CO 80831

The Public may participate in person or by following this link: Join the meeting now or by telephone by calling +1 872-242-8662 and using Phone Conference ID 290 551 330#

I. ADMINISTRATIVE ITEMS:

A. Call to Order
B. Conflicts of Interest
C. Approve Agenda
D. Visitor Comments (Limited to 3 minutes per resident or household)
E. Review and Approve October 7, 2026, Regular Board Meeting Minutes (enclosure)
F. Consider and Approve Revisions to the MSMD Employee Handbook for Effective January 2027 (enclosure)
G. Consider and Approve Various Policies (enclosure)

II. FINANCIAL ITEMS:

A. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover)
B. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover)
C. Receive Finance Committee Report
D. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover)
E. Consider and Approve Engagement Letter for Haynie and Company to perform the 2026 Audit (enclosure)
F. Receive Staff Report and Provide Direction to Staff on Proposed 2027 Budget and November Budget Workshop (enclosure and/or handout)

III. OPERATIONS & ENGINEERING ITEMS:

A. Information Items (No Action)
   1. MSMD Operations Reports – Parks and Grounds, Water, Sewer, and Recreation (enclosure and/or handout)
   2. Construction Committee Report and Capital Projects Update
   3. Manager's Verbal Report

IV. ACTION ITEMS:

A. Consider and Approve the Consolidation Resolution with MRMD
B. Ratify Tolling Agreement with Falcon Area Water and Wastewater Authority
C. Ratify Work Authorization #2 with Moore Engineering for Water & Wastewater evaluation for $81,000
D. Consider and Approve the DMA, Maintenance and Easement Agreement with El Paso County and Woodmen Hills Metropolitan District for the Bennett Pond Property

V. DEVELOPER ITEMS:

A. Verbal Report from Construction Manager

VI. DIRECTOR ITEMS:

A. Update and Discussion Regarding Scheduling of Annual General Manager Evaluation

VII. LEGAL ITEMS:

A. Executive Session pursuant to C.R.S. 24-6-402(4)(b) to Receive Legal Advice Regarding Potential Consolidation of MSMD/MRMD
B. Executive Session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice from outside legal counsel regarding FAWWA tap purchase issues

VIII. ADJOURNMENT:

The Board has scheduled a budget workshop on Wednesday, November 18, 2026, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

The next regular meeting of the Board is scheduled for Wednesday, December 9, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831