RECORD OF PROCEEDINGS

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

Held: July 8, 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
Tom Sauer, Treasurer
Wayne Reorda, Secretary
Allison Sands; Asst. Secretary

Also present were:

Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Deb Williams; Meridian Service Metro District (via audio conference)
Lori Marsh; Meridian Service Metro District (via audio conference)
Felina Daberko; Meridian Service Metro District (via audio conference)
Britanny Smithpeger; Meridian Service Metro District (via audioconference)
Jennifer Bennette; Meridian Service Metro District
Sean Dearborn; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (via audio conference)
Cal Grahem; 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 10:00 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the conflict of 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 June 3, 2026, Board Minutes and a motion was made, and seconded to approve the minutes . The motion was approved by unanimous vote of Directors present.

Financial Items

Cash Position Summary and Financial Statements: Ms. Billingsly introduced the new Accounting Supervisor, Jennifer Bennett, to the Board. The Board welcomed Ms. Bennett. Ms. Billingsly reviewed the cash position summary and monthly financial reports for May 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.

Review 2026 Tap Fee Report: Ms. Billingsly reviewed the June 2026 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on June 17, 2026, and gave a summary of the Finance Committee Report on page 18 of the packet. The December interim payments were reviewed and approved for payment by Director Gabrielski 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 $564,759.13

Approval: Current Payments totaling $824,015.05

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

Information Items:

MSMD Operations Reports:

- Mr. Myszkowski presented the parks and grounds report which included information from page 26 of the Board Packet.
- Mr. Dearborn presented the water, sewer, and drainage operation reports which included information from pages 27 and 28 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 29 and 30 of the Board Packet. Mr. Kozlowski also noted:
    - The basketball court will be refinished and restriped in August.

Construction Committee Report and Capital Projects Update: Mr. Kozlowski presented the Capital Projects update which included information on page 31 of the Board Packet.

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

- The office building and maintenance shop projects have been advertised for bid. A mandatory pre-bid meeting for the office building is scheduled for this afternoon. Several contractors have expressed interest, and bids are due July 21 and July 28, respectively.

- Staff requested an extension of the current office lease through April 30, 2027, to allow time for occupancy of the new office building and completion of any remaining punch list items.
- The auditors are in the final stages of preparing and reviewing the 2025 audit. Staff expects to receive a draft for review before distributing it to the Board for review and the opportunity to submit questions. The audit is expected to be submitted by the July 30 deadline, with a formal presentation by the auditors at the August 5 Board meeting.
- Work continues on the Guthrie Water Rights purchase, including easements, the Purchase and Sale Agreement, and review of the Joint Operating Agreement between GTL and Woodmen Hills.
- The District expects to receive an insurance settlement for a District vehicle that was totaled in an accident. To maintain operational continuity, a replacement vehicle has already been purchased, and a budget amendment will be required.
- Work continues on the Capital Projects Plan and project tracking efforts in coordination with Moore Engineering. A progress meeting with Moore Engineering is scheduled for tomorrow.
- The Meridian Ranch Annual Town Hall is scheduled for July 21 from 5:30 p.m. to 7:30 p.m.

Action Items

Ratify the Summary Statement and Offer from El Paso County (EPC) to Purchase MSMD-Owned Parcels 111, 111A, 117, and 120, and Grant Temporary Construction Easements on Parcels 111, 117, and 120 for the Eastonville Road, Motley Road, and Londonderry Drive Roadway Improvement Project: A motion was made and seconded to ratify the offer. The motion was approved by unanimous vote of Directors present.

Consider and Approve Permanent Non-Exclusive Easement with Meridian Ranch Golf Course, LLC for MSMD Water Line System including Fire Hydrants at the Antler Creek Golf Course Drive Entry and Parking Lot: A motion was made and seconded to approve the agreement. 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 North is nearing completion, with County and District acceptance walkthroughs anticipated following completion of final improvements.
- Infrastructure work for Filing No. 2 remains on schedule and is expected to complete the remaining residential lots within Meridian Ranch.
- Construction has begun at the future Circle K site.
- Work continues on the Guthrie Water Rights acquisition and the Joint Operating Agreement with Woodmen Hills.

- Planning and easement work continues for the maintenance shop, Guthrie Ranch, and related water infrastructure.
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Director Items

Discussion of Proposed Town Hall Presentation Regarding District Consolidation:

- Director Gessner presented the draft Town Hall presentation regarding the potential consolidation of Meridian Ranch Metropolitan District and Meridian Service Metropolitan District. The Board discussed revisions to improve the presentation's organization and messaging, including language emphasizing that both Boards are working cooperatively in accordance with Colorado law and clarifying that the proposed consolidated district would be governed by a five-member Board of Directors. The Board also discussed the importance of Board representation from both districts at the Town Hall.

Legal Items

Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Received Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD: 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.

Mr. Fano gave an update on the consolidation:

- District Counsel reported that significant progress has been made in evaluating the legal requirements associated with the proposed consolidation. Bond Counsel has concluded that the proposed consolidation would not negatively affect the District's 2021 loan with Bank of the San Juans. Counsel recommended providing notice of the proposed consolidation to the lender, although no adverse impacts are anticipated.
- Counsel further reported that Meridian Ranch Metropolitan District's lender has indicated that the consolidated district will be required to execute an assumption agreement for the existing loan. Bond Counsel has also advised that the proposed consolidation is not expected to adversely affect the District's outstanding bonds, subject to completion of the required notification and assumption process.
- Counsel discussed the timing of adopting resolutions supporting the proposed consolidation in relation to public outreach efforts. Legal counsel for the two districts expressed differing interpretations regarding the applicability of Colorado's Fair Campaign Practices Act to the timing of advocacy activities but have agreed to proceed under the more conservative interpretation. After discussion, it was determined that delaying adoption of the consolidation resolutions would allow public outreach efforts to proceed while the remaining legal matters continue to be finalized.

- Counsel also confirmed that the proposed consolidation would not affect the consolidated district's ability to issue revenue bonds through its water and wastewater enterprises. Any future issuance of general obligation debt would require voter approval by the electors of the consolidated district.
- Counsel also reviewed Bond Counsel's guidance regarding the District's enterprise funds. Enterprise funds must continue to comply with the requirements of Colorado's Taxpayer's Bill of Rights (TABOR), including limitations on the amount of revenue that may be received from governmental sources. Counsel explained that grant funding and other non-enterprise revenues must be carefully monitored to ensure the District maintains its enterprise status. These requirements apply regardless of the proposed consolidation and are also necessary to remain in compliance with the District's existing loan agreements.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:09 a.m.

The next regular meeting of the Board is scheduled for August 5,2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting