

RECORD OF PROCEEDINGS

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

Held: November 8, 2023, 10:30 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
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District (via audioconference)
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Lisa Mayers; Spencer Fane (via audioconference)
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders (via audioconference)
Susan Sharpton; Resident
Emily Ice; Resident
Jim Kennel; Resident

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 10.32 a.m.

Disclosure Matter Ms. Mayers 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 Resident Sue Sharpton asked the Board to consider putting the visitor comments at the end of the agenda. She also had several questions regarding the budget. Mr. Nikkel suggested setting up a time to come to the office so that he could discuss the budget with her. Director Gessner suggested that she attend the budget workshop on November 16.

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Resident Jim Kennel had concerns about the maintenance of the open spaces and residents not keeping their dogs on a leash. The manager of Parks & Grounds said that he would check the open space areas of concern and take under consideration the request of more signage.

Approve Minutes The Board reviewed the October 4, 2023, 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 September 2023. 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 2022 Tap Fee Report: Ms. Coe reviewed the October 2023 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on October 19, 2023, and she gave a summary of the Finance Committee Report on page 21 of the packet. The October Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

A motion was made and seconded to approve the interim payments for ratification totaling \$285,171.07. The motion was approved by unanimous vote of Directors present.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims for payments totaling \$476,145.22 presented for approval at this meeting. A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

Conduct Public Hearing to Certify Delinquent Accounts: A motion was made and seconded to open a public hearing for the referenced item. The motion was approved by unanimous vote of Directors present. Mr. Nikkel explained the reason for the hearing. There were no comments from the public. A motion was made and seconded to close the public hearing. The motion was approved by unanimous vote of Directors present.

Consider and Adopt Resolution MSMD 23-05 Certifying Delinquent Accounts: A motion was made and seconded to adopt resolution MSMD 23.05 certifying delinquent accounts. The motion was approved by unanimous vote of Directors present.

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Receive Staff Report and Provide Direction to Staff on Proposed 2024 Budget and November Budget Workshop: Mr. Nikkel presented the MSMD 2024 proposed budget and answered questions.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 46 and 47 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 48 and 49 of the Board Packet.

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters and requested action on the construction manager item:

- The framing of the Filter Plant should be completed by Friday.
- The drilling of the Latigo wells is in progress. The first well should take six to eight weeks and the second well should take the same amount of time.
- Beers Construction is preparing to begin work on the Latigo line.
- Mr. Nikkel asked the board to approve the engagement of Art C. Klein as the construction manager/general contractor (CMGC) for the Field House project and to grant him the authority to execute the contract when it is completed. After discussion, a motion was made and seconded to approve the engagement of Art C. Klein and have Mr. Nikkel execute the contract when it is completed. The motion was approved by unanimous vote of Directors present.

Action Items:

1. Consider and Approve Engagement Letter for Haynie and Company to perform the 2023 Audit: A motion was made and seconded to approve the engagement letter for Haynie and Company. The motion was approved by unanimous vote of Directors present.
2. Consider and Approve Engagement of Art C. Kline for Construction Manager/General Contractor (CMGC) for the Field House Project: Approved during the managers' report.

Developer Items

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

- Paving of Rex Road out to Eastonville has been completed and will open sometime in the spring of 2024.

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- The Sanctuary will be ready for the builders to start construction by June or July of 2024.

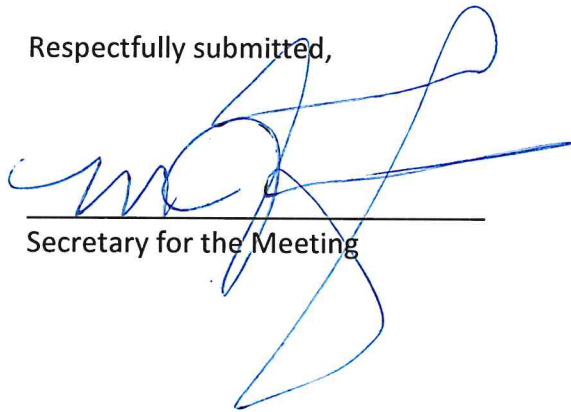
Director Items There were none.

Legal Items Legal counsel reminded the Board to submit their Manager evaluation forms by November 22nd.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 11:44 a.m.

The next regular meeting of the Board is scheduled for December 6, 2023, at 10:30 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right. The signature is positioned above a horizontal line.

Secretary for the Meeting