

# RECORD OF PROCEEDINGS

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**MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF THE  
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

**Held:** May 6, 2025, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Michael Paul; Vice President  
Ryan Flood; Treasurer (via audio conference)  
Richard Wenzel; Secretary  
Wayne Reorda; Assistant Secretary

The following Directors were excused:

Robert Guevara; President

Also present were:

Jennette Coe; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Amy Emerson; Meridian Service Metro District  
John Chmil; Lyons Gaddis (via audio conference)  
Matthew Vigil; CRS (via audio conference)  
Calley Wenzel; Resident  
Jay Adams; Resident  
Kris and Deanna Mosel: Residents

- 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 5:30 p.m.
- Disclosure Matter** Director Paul confirmed with the Board members that there were no new conflicts of interest.
- 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.
- Approve Minutes** The Board reviewed the April 1, 2025, April 3, 2025, and April 22, 2025, Board Minutes. A motion was made and seconded to approve the minutes as presented. The motion was approved by a unanimous vote of Directors present.

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- Visitor Comments** Mr. Adams expressed concerns regarding the insufficient provision of dog waste receptacles and the absence of signage reminding residents to properly dispose of pet waste. He recommended the installation of additional dog waste stations and the placement of clear, visible signs throughout the neighborhood to encourage responsible pet ownership.  
Ms. Wenzel raised concerns about the use of motorized vehicles by residents on community trails and sidewalks, which may pose safety and regulatory issues.
- Financial Items** Cash Position Summary and Financial Statements: Mr. Vigil reviewed the quarterly cash position summary and unaudited financial statements. 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.  
Approval of Payment of Claims: Mr. Vigil reviewed the updated claims presented for approval at this meeting represented by check numbers:  
MRMD: 02605-02617 totaling \$41,087.56  
A motion was made and seconded to approve the MSMD payment of claims. The motion approved by unanimous vote of Directors present.  
Review and Approve Filing Extension for 2024 Audit: A motion was made and seconded to approve the filing extension for the 2024 audit. The motion was approved by a unanimous vote of Directors present.
- Developer Items** Mr. Guzman was absent.  
Ms. Coe informed the Board that, due to the requirements for ensuring the Meridian Service website is ADA compliant and the associated challenges in meeting those standards, the Board packet will no longer be posted on the website after June 30, 2025. Instead, it will be distributed via email to the appropriate recipients.
- Director Items** There were none.
- Legal Items** Director Paul queried his fellow Board members about the need for the posted executive session to confer with the District's attorney regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom. No Board members nor legal counsel indicated interest in entering into executive session. There was no motion to do so.

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Director Paul inquired whether it would be possible to hire security for the upcoming Town Hall meeting. Ms. Coe explained that security services were not included in the current budget, and that a budget amendment would be required should the Board choose to proceed with that option.

Director Paul also requested that rules of conduct be prominently displayed at the meeting.

Mr. Adams stated that, in his opinion, if the Directors conduct themselves professionally, it is likely that the residents will do the same. He further noted that one of the challenges is a general lack of understanding among residents regarding the specific responsibilities of each board. He recommended that each board remain within its defined scope of responsibility to help mitigate confusion.

### **Adjournment**

There being no further business to come before the Board, the Vice President adjourned the meeting at 6:30 p.m.

The Town Hall meeting is scheduled for May 27, 2025 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 June 3, 2025 at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

  
Secretary for the Meeting