RECORD OF PROCEEDINGS

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

Held: August 5, 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
Britanny Smithpeger; Meridian Service Metro District (via audio)
Sean Dearborn; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Tevin Holt; Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders
Tom Kerby; Tech Builders
Cal Grahem; Tech Builders
Nicole Black and Colette Kavanagh; Vivid Legal

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 July 8, 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 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 July 2026 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on July 22, 2026, and gave a summary of the Finance Committee Report on page 9 of the packet. The July 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 $495,505.32
Approval: Current Payments totaling $505,608.28

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 12 of the Board Packet.
- Mr. Dearborn presented the water, sewer, and drainage operation reports which included information from pages 13 and 14 of the Board Packet.
- Mr. Holt presented the Recreation Center Report to the Board which included information from pages 15 - 17 of the Board Packet.

Construction Committee Report and Capital Projects Update: Mr. Kozlowski presented the Capital Projects update which included information on page 18 of the Board Packet.

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

- The 2025 audit is due September 30 under the approved extension. Haynie will present the audit at the September Board meeting for formal acceptance prior to submission to the State.
- The revised Invitation to Bid for the office building was issued July 24. The pre-bid meeting is scheduled for August 11, with bids due August 25. A recommendation is anticipated for the September Board meeting. Staff is also coordinating an extension of the current office lease based on the construction schedule.
- The JOA between WHMD and GTL was received for review. Work also continues on the easements and final revisions to the PSA.
- No comments were received on the Notice of Availability of Replacement Source Water. All MSMD and FAWWA water is now legally available, except the Alluvial Guthrie water.

- Staff is working with WHMD and El Paso County on a Maintenance Agreement and Easement for Bennett Pond and is evaluating whether to update the existing pond IGA with WHMD.
- A new Colorado law, effective August 12, 2026, requires minors under the age of 18 to obtain written permission from a parent or legal guardian before receiving an instruction permit to operate a motorcycle.
- The second annual Employee Appreciation Family Picnic will be held August 8 at the Recreation Center, which will close early to accommodate the event.
- The Meridian Ranch Board filled its board vacancy by appointing Jay Adams to the board.

Action Items

Discussion and Consideration of Changing the September 2026 Board Meeting from September 2, 2026, to September 9, 2026: After discussion it was decided to keep the September board meeting on September 2, 2026.

Review and Consider Approval of a 36-Month Copier Lease with Toshiba for the Office Copier: A motion was made and seconded to approve the lease with Toshiba. The motion was approved by a unanimous vote of Directors present.

Consider and Approve Notice of Award for Construction of the Maintenance Building: After discussion a motion was made and seconded to approve Notice of Award to Thomas General for Construction of the Maintenance Building with the addition of the concrete upgrade. The motion was approved by a unanimous vote of Directors present.

Developer Items

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

- There has been a slight delay with some concrete work. By the end of the week, crews expect to be ready to tie into the streets.
- Work was completed yesterday, including movement/installation related to water and stone.
- A decision will be made next spring about whether to move directly into street improvements.
- Underground work should be completed before street construction, with dry utilities also starting so the site is ready for streets.
- Circle K has started construction. There is no confirmed schedule yet, but the estimate mentioned was that construction could take at least a year. Copestone is performing the work for this project.
- Mr. Guzman noted the noticeable improvement in District landscaping and praised staff and the contractor for their attention to detail and excellent work.

Director Items

Town Hall Question-and-Answer Session Regarding the Proposed District Consolidation:

- The District met with Red Energy regarding the informational campaign for the proposed consolidation. Red Energy developed the campaign

theme "One Meridian, One Community," which is a campaign slogan and not a proposed District name change.

- Red Energy provided its first informational piece, which will be available at the August 17 Meet-and-Greet at the Field House. MSMD will have an informational table, and Directors were encouraged to attend.
- Communications are being coordinated with legal counsel to ensure compliance with applicable state law.
- An additional Town Hall dedicated to the proposed consolidation is scheduled for October 13 at 7:00 p.m. The meeting will provide residents an opportunity to learn more about the proposed consolidation and ask questions.

Legal Items

Ratify Engagement Agreement with Nicole Black of Vivid Legal to Provide Special Counsel Services Regarding the FAWWA Sewer Tap Purchase Agreement: A motion was made and seconded to ratify the engagement agreement with Nichole Black of Vivid Legal. The motion was approved by unanimous vote of Directors present.

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: 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 from outside counsel regarding FAWWA tap purchase issues. The executive session was not recorded as it was held for the purpose of receiving legal advice. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. No action was taken coming out of executive session.

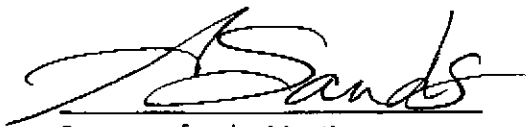
Discussion and Consideration of Appointing a Two-Member Committee to Work with District Staff and Legal Counsel in Negotiations Regarding the FAWWA Agreement: After discussion a motion was made and seconded to appoint Directors Gabrielski and Sands to the committee to work with District staff and outside legal counsel regarding the FAWWA agreement. The motion was approved by unanimous vote of Directors present.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:51 a.m.

The next regular meeting of the Board is scheduled for September 2, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting