

# RECORD OF PROCEEDINGS

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**MINUTES OF THE COMBINED REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

**Held:** September 8, 2021, 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  
Wayne Reorda, Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Angie Kelly; Community Resource Services  
Lisa Mayers; Spencer Fane  
Ron Fano; Spencer Fane  
Jeff Mandarich; Biggs Kofford  
Matt Chorske; Piper Sadler  
Tiffany Lu Leichman; Sherman and Howard  
Tom Kerby; Tech Builders  
Jim O'Hara; Tech Builders (via telephone)  
Raul Guzman; Tech Builders (via telephone)  
Esme Wilhelm; Homeowner  
Nancy Loew; Homeowner  
Judy Taylor; Homeowner  
Tashina Stoker; Homeowner

**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 10:02 AM.

**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.

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**Visitor Comments** Ms. Taylor wanted to let the Board, and the employees responsible know that the improvements in the landscaping have been noticed and appreciated.

Ms. Lowe had concerns regarding the following:

- Cracked tiles in the foyer need to be replaced.
- The heater in the indoor pool at the Recreation Center was out August 16, and August 22.
- The elevator at the Recreation Center was out of order Monday, August 30 thru Monday September 6.
- Landscaping in the neighborhood still needs improvement.
- The Flag at the Stonebridge Lodge was not at half-staff on August 28 as ordered by Governor Polis to show respect for the thirteen American service men and women and Afghans killed on August 26.

**Approve Minutes** The Board reviewed the August 4, 2021, Regular Board Meeting Minutes, August, 4, 2021, Special Board Meeting Minutes & the August 10, 2021, Special Board Meeting Minutes. 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 July 2021. A motion was made to accept the cash position summary and financial statements as presented. The motion was seconded and approved by unanimous vote of directors present.

Review 2020 Tap Fee Report: Ms. Coe reviewed the August 2021 Tap Fee Report with the Board for information only.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:

MRMD: 02290-02296 totaling \$3,409.75

MSMD: Interim Bill.com payments totaling \$187,050.24

MSMD: Bill.com payments totaling \$232,922.17

A motion was made to approve the MSMD payment of claims. The motion was seconded and approved by unanimous vote of directors present.

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## Operations & Engineering Items

### Information Items:

#### MSMD Operations Reports:

- In Mr. McCrory's absence Mr. Nikkel and Mr. Kozlowski presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 93-94 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 95 of the Board Packet. Mr. Kozlowski also noted:
  - The teenagers that painted graffiti in the locker room will be doing community service for the district staining fences.

#### Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- Well LFH 7 – Downhole equipment is being set. The temporary generator will be moved from LFH 8 to LFH 7 to allow for startup and testing.
- Presented a memo to the Board that outlined responses to the RFP for development of a Financial plan to go along with the recently completed Buildout Capital Improvement Plan. Mr. Nikkel recommended that a contract be issued to Raftelis in the amount of \$39,720 for development of the financial plan.

#### Action Items:

1. Consider and authorize Board President to sign contract with Raftelis to develop a Build Out CIP financial plan for water and wastewater infrastructure.

A motion was made and seconded to authorize the Board President to sign a contract with Raftelis to develop a Build Out CIP financial plan for water and wastewater infrastructure. The motion was approved by unanimous vote of directors present.

2. Consider and authorize Board President to sign Resolution No. MSMD 21-04 Regarding Securing Capacity in Chico Basin Wastewater Treatment Facility.

A motion was made and seconded to authorize the Board President to sign Resolution No. MSMD 21-04 Regarding Securing Capacity in Chico

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Basin Wastewater Treatment Facility. The motion was approved by unanimous vote of directors present.

3. Consider De-obligating remaining Covid Relief Funds.

A motion was made and seconded to approve de-obligating remaining Covid Relief Funds. 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.

- The replating of Rolling Hills Ranch (RHR) has been approved for 500 units.
- RHR filing #1 will have lots available for sale in two weeks.
- RHR filing #2 and #3 will have lots available for sale sometime next year.

**Director Items**

There were none.

**Legal Items**

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 regarding arbitration/post-arbitration matters with Cherokee Metropolitan District, including financing of arbitration obligation, and status of Sterling Ranch Participation.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session at 12:20 PM

In open session, the following motions were made, seconded and approved by unanimous vote of directors present:

Piper Sandler is to issue an RFP for financing as discussed in Executive Session (i.e., 12-year financing in a final amount to be determined) to satisfy a portion of the Cherokee Metropolitan District's debt service in order to satisfy MSMD's obligations under the arbitration award.

**Adjournment**

There being no further business to come before the Board, the President adjourned the meeting at 12:25

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The next regular meeting of the Boards is scheduled for October 6, 2021, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

  
Secretary for the Meeting