

RECORD OF PROCEEDINGS

**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: May 5, 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
Bill Gessner, Asst. 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
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Bob Blodgett; Community Resource Services (Via Teleconference)
Ron Fano; Spencer Fane
Jamie Cotter; Spencer Fane (Via Teleconference)
Tom Kerby; Tech Builders (Via Teleconference)
Raul Guzman; Tech Builders (Via Teleconference)
Nancy Loew; Homeowner (Via Teleconference)

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 10:03

Disclosure Matter Mr. Fano 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 and seconded to approve the agenda. The motion was approved by unanimous vote of directors present.

Visitor Comments Ms. Lowe had concerns regarding the following topics:

- Well and water production through the summer.
- Replacing dead foliage and controlling invasive weeds.
- Repairing the damage to the irrigation system.
- Maintenance of the pool, keeping it clean and heated.
- Reinstating social activities at the Recreation Center.

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Approve Minutes The Board reviewed the April 4, 2021 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 March 31, 2021. 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 2020 Tap Fee Report: Ms. Coe reviewed the April 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:

MSMD Interim checks for ratification: 13216-13242 totaling \$84,030.11

MSMD: 13243-13281 & 1 ACH totaling \$494,227.97

MRMD: 2266-2271 totaling \$2,469.75

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

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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 30–32 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 33 of the Board Packet. Mr. Kozlowski also noted:
 - A 14-year-old resident stole another resident's scooter. Mr. Kozlowski recommended a suspension. The Board discussed and decided on a six-month suspension with the potential to appeal at three months.

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

- Basis of Design Report (BDR) for LFH Wells 7, 8 and Latigo LFH 1 was submitted to Colorado Department of Health and Environment on April 30th and receipt of the documents was acknowledged on May 3rd. Approval will allow us to proceed with our plan to direct disinfect the water from these wells prior to storage and distribution. Approval will

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take 3-4 weeks and, in the meantime, we are working on receiving proposals for construction of the required interconnect.

- Approval of the BDR for LFH Well No. 5 has been approved. Well 5 is scheduled for complete start-up tomorrow, May 6th.
- LFH Well 8 is expected to come online between May 31st and June 7th. We are still trying to get confirmation from Mountain View Electric as to the completion of their electrical service to the site and have made rental agreements and fueling arrangements in the event we need to bring in a temporary generator for the site.
- LFH Well 9 is still anticipated be ready for full start-up by June 22nd.
- We continue to try and fill positions in both water and wastewater.
- The technical team met yesterday with Cherokee on the replacement plan and how to move that action forward.
- We are planning to move staff into the former Tech Builders space as soon as they move out which could be as soon as tomorrow or Friday depending on final inspections. Braden and Tobi will be occupying offices in the new space. Once moves are complete, we anticipate opening the office to the public with a soft opening and then a fully announced opening following.

Action Items:

1. Consider and Adopt Resolution MSMD 21-02, Resolution Amending Spending Authorization and Check Signing Policy

After discussion, the Board decided to table this item to be evaluated at a future time. Mr. Gessner suggested having a Bill.com discussion on the agenda every month.

Developer Items

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

- Working on a replat in the Northeast section of the District to increase the allowed density.
- Slowdown in new tap sales. Three builders ran out of lots.
- Work in Stonebridge slowing down due to an increase in the cost of lumber, and weather in Texas affecting prices on concrete and plastics.
- Working with the County to do the improvements on Eastonville.
- Extending the four lanes on Meridian past Rex Road and putting in traffic lights.
- Paving on Rex Road delayed due to inclement weather.

Director Items

There were none.

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Legal Items

Receive legal advice regarding arbitration/post-arbitration matters with Cherokee Metropolitan District.

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.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session. There was no reportable action.

Discussion regarding potential changes to structure of the District's employee organizational chart.

A motion was made, seconded, and approved by unanimous vote of directors present to open an Executive Session pursuant to C.R.S. Section 24-6-402(4)(f) to continue Board discussion regarding potential changes to structure of the District's employee organizational chart.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session. There was no reportable action.

In open session, a motion was made, seconded and following a roll call vote was approved by unanimous vote of directors present to establish a Personnel Committee consisting of Directors Gessner and Sauer and directed the Committee to work with Manager Nikkel on reviewing and improving the District's Organization Chart.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 1:04 PM.

The next regular meeting of the Boards is scheduled for June 9, 2021 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting