

# 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:** October 6, 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  
Eileen Krauth; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Matt Chorske; Piper Sadler (via telephone)  
Ron Fano; Spencer Fane  
Tiffany Lu Leichman; Sherman and Howard  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via telephone)  
Nancy Loew; Homeowner (via telephone)  
Janet McMonigal; Homeowner  
Tani Sultana; 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 a.m.

**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 to amend the agenda by deleting items III.B.2 and VI.B. The motion was seconded and approved by unanimous vote of the directors present.

# RECORD OF PROCEEDINGS

---

- Visitor Comments** Ms. McMonigal thanked District staff for their good work and asked the Board to reevaluate their approach to landscaping at the intersection of Rex & Meridian by using native landscaping rather than grass.  
Ms. Sultana expressed appreciation for the Board’s approval of a memorial bench and described the results of an informal Facebook survey relating to District matters.
- Ms. Loew noted that a resident-sponsored fall festival would be taking place on Sunday, October 11, and described the Active Older Adult and Silver Sneakers programs that are no longer available in the district but are still advertised on the website for the Recreation Center. She noted that some dead trees still remained standing, and that reseeding needed to continue.
- Approve Minutes** The Board reviewed the September 8, 2021 Board Minutes and a motion was made and seconded to approve the minutes as presented. The motion was approved by unanimous vote of the directors present.
- Financial Items** Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for August 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 the directors present.
- Review 2020 Tap Fee Report: Ms. Coe reviewed the September 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:  
MSMD Interim checks for ratification: #13299 for \$800.00  
MSMD: payments totaling \$512,683.03  
MRMD: #02297-#02302 totaling \$1,732.40
- A motion was made to approve the MSMD payment of claims. The motion was seconded and approved by unanimous vote of the directors present.  
A motion was made to approve the MRMD payment of claims. The motion was seconded and approved by unanimous vote of the directors present.
- Receive Finance Committee Report: Ms. Coe noted that the Finance Committee met on September 22, 2021, to approve interim payments; and on September 29, 2021, to approve the 2020 audit for submission by the state’s extended deadline of September 30 and to accept the 2020 audit for Meridian Ranch Metropolitan District and Meridian Service Metropolitan District.

# RECORD OF PROCEEDINGS

---

A motion was made to ratify the action of the Finance Committee and District Manager to allow for timely filing of the 2020 audit and accept the 2020 audit for Meridian Ranch Metropolitan District and Meridian Service Metropolitan District. The motion was seconded and approved by unanimous vote of the directors present.

## 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 89-95 of the Revised Board Packet. Director Gessner asked about the status of grass in Greens Park, and Mr. Nikkel noted that the project is scheduled for 2022. Directors and staff also discussed strategies for upcoming sprinkler blowouts.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information on page 96 of the Board Packet.

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

- Staff completed safety training courses that qualify the district for a 10% discount on Property & Liability premiums for 2022.

#### Action Items:

1. Authorize Jim Nikkel and Jennette Coe as Member Representatives for the Colorado Special Districts Property and Liability Pool  
A motion was made and seconded to authorize Mr. Nikkel and Ms. Coe as member representatives. The motion was approved by unanimous vote of the directors present.
2. Motion to set December 8, 2021, 10 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, CO 80831 as the 2022 budget hearing.  
A motion was made and seconded to set the hearing date and location. The motion was approved by unanimous vote of the directors present.

## Developer Items

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

- New lots have been added in Rolling Hills Ranch #1 & 2.
- RHR #3 will be available by summer of 2022.
- Working on drawings to extend Rex Road to the east, and in conversation with El Paso County on improvements to Eastonville from Rex Road to McLaughlin (near the Safeway).

## RECORD OF PROCEEDINGS

---

### Director Items

Directors discussed potential participation in applying for American Rescue Plan Act funding for water & wastewater projects. Mr. Nikkel will discuss with Cherokee Metro District the possibility of applying for ARPA funds for upcoming joint projects and will provide feedback to Directors.

### 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.

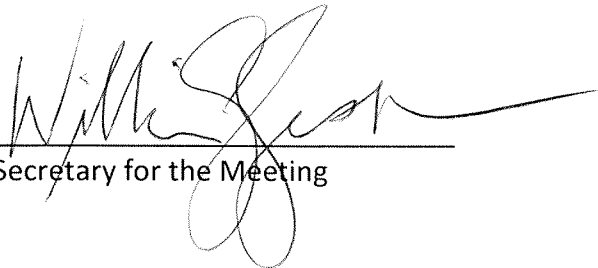
A motion was made, seconded, and approved by unanimous vote of directors present to close the executive session.

### Adjournment

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

The next regular meeting of the Boards is scheduled for November 3, 2021 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



---

Secretary for the Meeting