

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: July 7, 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
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Angie Kelly; Community Resource Services
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Jim O'Hara; Tech Builders (via telephone)
Raul Guzman; Tech Builders (via telephone)
Esme Wilhelm; Homeowner
Nancy Loew; Homeowner
Jeff Munger; Cherokee Metropolitan District

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 required conflict of 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.

Visitor Comments Ms. Lowe had concerns regarding the following.

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- Landscape maintenance, dead trees need to be replaced, water schedule needs to be examined, invasive weeds need to be removed, some areas need new mulch, areas that have dirt and no grass need to be reseeded or sod put down, mowing schedule needs to be examined.
- Getting the information that is going to be posted on the new Facebook page, (Meridian Karen's United), to residents that do not have Facebook accounts.
- Recreation Center indoor pool needs to be kept clean. Pool heater was not working on May 31st thru June 4th. Elevator was not working on May 31st. Adding more social activities at the Recreation Center.

Ms. Wilhelm has created a new Facebook page (Meridian Karen's United) in an effort to bridge the gap in communication between the residents and the Meridian Service Metro District, Warren Management, and the developer. Only Meridian Ranch residents can join, and only constructive comments are allowed. There was discussion about the best way to get information to the residents about what is occurring in the neighborhood. It was proposed that Ms. Wilhelm work with Mr. Kozlowski to create a resident's corner in the monthly newsletter.

Approve Minutes

The Board reviewed the June 9, 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 May 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 June 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:

MRMD: 02278-02283 totaling \$1,875.75.

MSMD: Interim payments from May 26, 2021, for ratification: totaling \$3,589.77.

MSMD: Interim payment from June 23, 2021, for ratification: totaling \$128,896.98.

MSMD: Bill.com payments and Check #'s 13288 and 13289 totaling \$903,154.93.

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A motion was made and seconded to approve the MSMD payment of claims. The motion was approved by unanimous vote of directors present.
A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of 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 25-26 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 27 of the Board Packet. Mr. Kozlowski also noted:
 - On June 29th five teenagers were fighting and using profanity. When asked to leave they refused until police were called. Mr. Kozlowski recommended a suspension. The Board discussed and decided on a six-month suspension with the potential to appeal.

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

- LFH Well No. 5 is substantially complete and has been producing water to the system.
- LFH Well No. 8 is ready to produce water to the system after final Bac-t testing. This site still does not have permanent power to it.
- LFH Well No. 7 will be ready to come online in Mid-late July. This site also does not have permanent power to it.
- Frazee Construction is ready to make the switch over to allow direct chlorination of water once the Basis of Design Report is approved by the State.
- We continue to have many complaints about landscaping issues. Braden and Aleks have obtained pricing on 40 hours of dead tree removal and have been requested to obtain pricing for repair to turf area along Londonderry.

Action Items:

1. Ratify Agreement with Sterling Ranch for 90 days extension of payment for taps.

A motion was made and seconded to ratify the decision to grant Sterling Ranch a 90 day extension (through September 30, 2021) of its obligation to make payment for taps under the existing IGA. The motion was approved by unanimous vote of directors present.

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2. Ratify Agreement with Cherokee Metropolitan District for contribution to development of a Replacement Plan.

A motion was made and seconded to ratify the Agreement with Cherokee Metropolitan District for contribution to development of a Replacement Plan. 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.

- Rolling Hills Ranch Fil #1 Underground complete Rex Road to Lambert.
- Rolling Hills Ranch Fil #1 Builders want to start construction, but the sidewalks need to be completed first.
- Rolling Hills Ranch Fil #2 Starting to put in sewer this week. This should take three to four months.
- Replatting of Rolling Hills Ranch Fil #3 is going before the planning commission on August 5,2021.

Director Items

There were none.

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.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:16 p.m.

The next regular meeting of the Boards is scheduled for August 4, 2021, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting