

# RECORD OF PROCEEDINGS

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

**Held:** October 4, 2023, 10:30 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President (via Teleconference)  
Bill Gessner, Vice President  
Mike Fenton, Secretary  
Tom Sauer, Treasurer  
Wayne Reorda, Asst. Secretary

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  
Aleks Myszkowski; Meridian Service Metro District  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via Teleconference)  
Pablo Martinez; Resident

**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 10:31 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 approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

**Visitor Comments** New resident Pablo Matinez asked questions about the different fees included in the Metro District bill and who was responsible for the open space behind his home. Staff explained the fees and the mowing schedule for the open spaces in the district.

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**Approve Minutes** The Board reviewed the September 6, 2023, 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 August 2023. 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 2022 Tap Fee Report: Ms. Coe reviewed the September 2023 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on September 19, 2023, and she gave a summary of the Finance Committee Report on page 21 of the packet. The September Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

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

Interim: Payments for ratification totaling \$331,904.91

MSMD: Payments totaling \$357,116.47

A motion was made and seconded to 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. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 24 and 25 of the Board Packet. Mr. McCrory also noted:
  - All three water tanks are fully operational.
  - Winterization of the irrigation system should begin in a couple of weeks.
  
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 26 of the Board Packet. Mr. Kozlowski also noted:
  - Outdoor sports are done for the season.
  - Cookies with Santa will be held on December 9<sup>th</sup>.
  - A change in fitness equipment vendors was necessary due to supply issues.

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- The installation of one more shade structure is planned for next year, now that we have located a suitable area that is free of underground utilities.

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

- Presentation of the first draft of the 2024 budget.
- Parks and Grounds progress on replacement of trees and flower beds.
- Status of the 2022 Audit.

### Action Items:

1. Consider and approve Construction Contract with Hydro Resources for drilling of Latigo LFH Wells No. 2 and 3, \$2,445,488: A motion was made and seconded to approve the construction contract with Hydro Resources. The motion was approved by unanimous vote of Directors present.
2. Consider and approve Construction Contract with Beers Construction for construction of Eastonville Water Main, \$574,493: A motion was made and seconded to approve the contract with Beers Construction. 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 with no major updates.

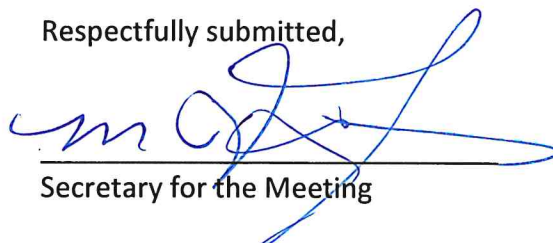
**Director Items** Consider changing the MSMD Budget workshop from November 15 at 6 PM to November 16, 6 PM at the Meridian Ranch Recreation Center. After a brief discussion, a motion was made and seconded to change the MSMD Budget workshop to November 16, 2023 at 6 PM. The motion was approved by unanimous vote of Directors present.

**Legal Items** There were none.

**Adjournment** There being no further business to come before the Board, the President adjourned the meeting at 11:25 a.m.

The next regular meeting of the Board is scheduled for November 8, 2023 at 10:30 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting