RECORD OF PROCEEDINGS

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

Held: March 4, 2026, 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
Bill Gessner, Vice President
Tom Sauer, Treasurer (via audio conference)
Wayne Reorda, Secretary
Allison Sands; Asst. Secretary

Also present were:

Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Felina Daberko; Meridian Service Metro District
Sean Dearborn; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Amy Emerson; Meridian Service Metro District
Deb Williams; Meridian Service Metro District
Roberta Bolton; Meridian service Metro District (via audio conference)
Lori Marsh; Meridian service Metro District (via audio conference)
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (via audio conference)
Cal Grahem; Tech Builders (via audio conference)
Tom Kerby; Tech Builders
Janet McMonigal; Meridian Ranch Board Director

Call to Order A quorum of the Board was present, and the Directors confirmed their qualifications to serve. The meeting was called to order at 10:00 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 There were none.

Approve Minutes	The Board reviewed the February 4, 2026, Board Minutes and a motion was made, and seconded to approve the minutes. The motion was approved by unanimous vote of Directors present.

Financial Items

Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for January 2026. 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 2026 Tap Fee Report: Ms. Billingsly reviewed the February 2026 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on February 18, 2026, and gave a summary of the Finance Committee Report on page 21 of the packet. The February interim payments were reviewed and approved for payment by Director Gabrielski and Director Sauer.

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

Ratify: Interim Payments totaling $222,164.92

Approval: Current Payments totaling $436,171.67

A motion was made and seconded to ratify and 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. Dearborn presented the water, sewer, and drainage operation reports which included information from pages 24 and 25 of the Board Packet.
- Mr. Myszkowski presented the parks and grounds report which included information from page 26 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 27 and 28 of the Board Packet.

MSMD Capital Projects Report: Mr. Kozlowski presented the capital projects report which included information on page 29 of the Board Packet.

Managers Verbal Report: Ms. Coe provided a status report on the following matters:

- The updated draft purchase and sale agreement from Stuart Corbridge regarding the Guthrie Water Rights purchase agreement has been received. Mr. Guzman has been informed of the status.
- Mr. Dearborn and Mr. Peterson are working diligently to prepare for the Sanitary Survey that is due this year.
- The Meridian Ranch Leadership meeting is scheduled for the 19th of this month.
- At the Meridian Ranch board meeting last night, the board approved the Pre-Consolidation Agreement and agreed to contribute toward the salary of an additional position to assist the MSMD staff during the consolidation process.
  The Board also approved the transfer of funds pursuant to the Intergovernmental Agreement (IGA) in the total amount of $1,027,900, to be paid in two equal installments of $513,950 on March 15, 2026, and September 15, 2026. These funds have been budgeted by both Meridian Ranch Metropolitan District (MRMD) and Meridian Service Metropolitan District (MSMD) for the 2026 fiscal year.

Consider and Approve Main Office Lease Extension per the Amended Agreement through the Optional Extension Period of December 31, 2026: A motion was made and seconded to approve the extension of the Lease Agreement. 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 There were none.

Legal Items Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Received Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD: Director Gabrielski queried his fellow Board members and Mr. Fano about the need for the posted executive session to confer with the District's attorney to receive legal advice regarding potential merger/consolidation of MSMD/MRMD. No Board members nor their attorney indicated a need to enter into executive session. There was no motion to do so.

Action Items: Consider and Approve Pre-Consolidation Intergovernmental Agreement with Meridian Ranch Metropolitan District: A motion was made and seconded to approve the agreement. The motion was approved by unanimous vote of Directors present.

Consider and Approve Hiring Full-Time Temporary Position to assist MSMD Staff during the Consolidation process: A discussion was had regarding the potential terms and length of employment for this position. There was a general consensus that the term of the position should exist until at least January of 2028. A motion was made and seconded to approve the position. The motion was approved by unanimous vote of Directors present.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:03 a.m.

The next regular meeting of the Board is scheduled for April 8, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

A Sands

Secretary for the Meeting