RECORD OF PROCEEDINGS

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

Held: April 8, 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
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
Amy Emerson; Meridian Service Metro District
Sean Dearborn; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders
Cal Grahem; Tech Builders (via audio conference)
Tom Kerby; Tech Builders
Janet McMonigal; MRMD 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 interest 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 Janet McMonigal, a resident and director on the Ranch Board and DRC 1, shared concerns about dogs not being kept on a leash in the neighborhood and asked what could be done to address the issue. After the discussion, it was decided to include a reminder in the newsletter.

Approve Minutes

The Board reviewed March 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.

Administrative

Consider and Approve Various Policies: Ms. Emerson presented the Drug and Alcohol Policy, the Family and Medical Leave (FMLA) Policy, and the Video and Audio Surveillance Policy. Following the discussion, a motion was made and seconded to approve the policies. 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 February 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 March 2026 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on March 18, 2026, and gave a summary of the Finance Committee Report on page 40 of the packet. The March 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 $217,647.38

Approval: Current Payments totaling $705,909.97

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 43 and 44 of the Board Packet.
- Mr. Myszkowski presented the parks and grounds report which included information from pages 45 and 46 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from Pages 47 and 48 of the Board Packet.

MSMD Capital Project Reports – Fieldhouse: Mr. Kozlowski presented the Fieldhouse update which included information on pages 49 and 50 of the Board Packet

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

- Mr. Kozlowski was promoted to Assistant General Manager on a temporary basis.
- Ms. Coe and Mr. Kozlowski met with Moore Engineering to discuss the setup of the platform that they are creating to track and manage projects, which appears to be a highly promising tool.
- Details of the Purchase & Sale Agreement for the Guthrie water rights acquisition are being finalized, including securing the necessary easements. Mr. Guzman is meeting with Woodmen Hills to update the Joint Operating Agreement so it can be assigned to MSMD.
- Ms. Coe sent emails to all Directors regarding the annual SDA workshops for those interested in attending.
- The Homeowners Association meet-and-greet will be held at the Fieldhouse on Monday, April 13, from 5:00 to 7:00 p.m. Mr. Kozlowski will attend on behalf of the Service District. Ms. Adams requested attendance from MSMD and MRMD Directors.

Action Items:

Ratify Professional Services Agreement for the Maintenance Shop PEMB Package, Including Insulation and Erection with Biggs Contracting Services for $290,134.49: A motion was made and seconded to ratify the agreement. The motion was approved by unanimous vote of Directors present.

Consider and Approve the Updated Proposal to Continue the Design of the Office Building with LKA: The proposal from LKA has been delayed. Director Gabrielski requested a workshop meeting to further discuss the project, which is scheduled for April 14.

Consider and Approve the Summary Statement and Offer from EPC to Purchase Parcels RW96 and TE96 Jointly Owned by MSMD and WHMD at 9002 Eastonville Road: A motion was made and seconded to approve the offer. The motion was approved by unanimous vote of Directors present.

Developer Items

Mr. Guzman provided a verbal report regarding the status of development within Meridian Ranch, including updates related to Campbell Homes and new builders, including Stoney Brooke, on the north side. It was noted that new model homes are anticipated. Planned landscaping improvements near Rex Road on the north side were discussed, with completion expected by May. Further updates include that approvals have been obtained for the Circle K development and that the project is currently out to bid.

Director Items

<u>Discussion of Public Affairs Concepts for Merger:</u> Director Gessner presented a report outlining key considerations as the boards move forward with consolidation. The purpose of the report was to prompt the Board to think about effective ways to inform residents about the upcoming election regarding the merger, encourage community members to get out and vote, and consider the potential engagement of a public relations firm to develop a communication plan for outreach to residents.

Legal Items

<u>Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Received Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD:</u> 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.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:54 a.m.

The next regular meeting of the Board is scheduled for May 6, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting