

# 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:** August 3, 2022, 10:45 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

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

Wayne Reorda, Secretary/Treasurer  
Bill Gessner, Asst. Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

The following Directors were excused:

Butch Gabrielski, President

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  
Eileen Krauth; Meridian Service Metro District (via teleconference)  
Carrie Billingsly; Meridian Service Metro District (via teleconference)  
Debra Williams; Meridian Service Metro District (via teleconference)  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Robert Guevara; Resident  
Judy Taylor; Resident  
Henry Taylor; Resident  
Calley Wenzel; Resident  
Ryan Flood; 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 11:16 a.m. A motion was made to excuse the absence of Director Gabrielski. The motion was seconded and approved by unanimous vote of Directors present.

**Disclosure Matter** Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

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**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. Wenzel had questions about who is responsible for the upkeep of Rolling Hills Ranch. Mr. Gessner explained that Warren Management is the association management company that enforces the Declaration of Covenants, Conditions and Restrictions for Rolling Hills Ranch. Mr. Nikkel explained that Meridian Service Metro District oversees the parks and open spaces and that while Rolling Hills Ranch is still in development the builders and developer is responsible for keeping the area clean.

**Approve Minutes** The Board reviewed the July 13, 2022, 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 June 2022. 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 July 2022, 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 represented by check numbers:

Interim: Bill.com payments for ratification totaling \$403,975.22

MSMD: Bill.com Payments totaling \$170,880.81

A motion was made and seconded to approve the MSMD payment of claims. The motion approved by unanimous vote of directors present.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on July 25, 2022 and gave a summary of the Finance Committee Report on page 9 of the packet. The July Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

**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 15 and 16 of the Board Packet. Mr. McCrory also noted:

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- A sprocket was replaced on the bar screen at the lift station.
  - Maintenance and clean up on the ponds are complete.
  - There were a few calls from residents over the weekend regarding damage from the severe storm that occurred on Friday. There was a concern that there may have been a blockage in the drainage system but that was not the case. We had more rainfall than the system could handle.
  - Vandals burned the porta potties at Greens Park and Longview Park last week and replacing them will be costly.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 17 of the Board Packet.

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

- Mr. Nikkel praised the office staff for doing a good job while he was on vacation.
- Mr. Nikkel addressed the concerns of the residents that attended the meeting and asked them to please call our office if they are having any issues and we will direct them to the person responsible.

**Director Items**

There were none.

**Legal Items**

Mr. Fano gave an update on the following matters:

- At the request of Director Guevara, Mr. Fano has researched the legality of the delinquency fees that the District charges on its bills to residents. He stated that his research shows that the fees are legal, and he gave background on the state law that governs such fees. He noted that \$20 of the District's \$35 delinquency fee relates to the separate water and sewer enterprise funds, which are government businesses by law and therefore not limited by the law applied to government/municipal funds. The remaining \$15 relates to government funds, which are limited by state law to \$15 or 5% of the bill. The Board can consider changing the delinquent fees when it reviews and approves the 2023 budget.
- Mr. Fano updated the Board on the process associated with the Board's consideration of opting out of the state FAMILI paid leave program. Since the Board has expressed interest in opting out of the program, a public hearing and resolution will appear on an upcoming Board agenda. If the Board chooses to opt out of the program, it must do so before the end of 2022.

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### Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:55 a.m.

The next regular meeting of the Boards is scheduled for September 14, 2022 at 10:30 a.m. or as soon thereafter as possible upon adjournment of the MRMD meeting, at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting