RECORD OF PROCEEDINGS

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

Held: January 7, 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 (Via Audio Conference)
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
Lori Marsh; 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
Tom Kerby; Tech Builders

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 amend the agenda to remove item III.B.1. The motion was seconded and approved by unanimous vote of Directors present.

Visitor Comments There were none

Approve Minutes The Board reviewed the December 11, 2025, Board Minutes, and a motion was made and seconded to approve the minutes with corrections. The motion was approved by unanimous vote of Directors present.

Administrative	Consider and Approve Revisions to the MSMD Employee Handbook: Ms. Emerson reviewed the changes in the Employee Handbook with the Board. The Board requested time to review and plan to revisit at the February board meeting. Consider and Approve Various Policies: Ms. Emerson reviewed and answered questions regarding the on-call policy, vehicle policy, and credit card policy. A motion was made and seconded to approve all three 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 November 2025. 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 2025 Tap Fee Report: Ms. Billingsly reviewed the December 2025 Tap Fee Report with the Board for information only. Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on December 18, 2025, and gave a summary of the Finance Committee Report on page 8 of the packet. The December 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 $1,117,496.90 Approval: Current Payments totaling $1,154,202.81 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 Page 11 of the Board Packet. • Mr. Myszkowski presented the parks and grounds report which included information from Page 12 of the Board Packet. • Mr. Kozlowski presented the Recreation Center Report to the Board which included information from Page 13 of the Board Packet. Mr. Kozlowski also noted: Plans for the fireworks display have changed, and

Mr. Kozlowski is currently exploring alternative vendors for a potential July 4th show.

MSMD Capital Project Reports – Fieldhouse: Mr. Kozlowski presented the Fieldhouse update which included information on Page 15 of the Board Packet.

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

- Ms. Coe touched on YOW creating a design for the maintenance shop.
- The Capitol Project Plan with Moore Engineering
- Construction on Fleece Flower is complete for entry into the shops
- Construction activities have commenced on Well No. 2, and work on Wells No. 7 and No. 8 has been completed.
- The water meter replacement project is 95% complete
- Meridian Ranch has not filled the board vacancy yet

Developer Items

Mr. Kerby provided a verbal report to the Board on the status of Meridian Ranch development activities.

- Landscaping on Rex Rd is complete
- Rolling Hills Ranch Filing No. 1 lots and the east side is complete
- Rolling Hills Ranch Filing No. 2 Continuing underground utilities
- Plans for the Circle K have been approved

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 regarding specific advice on specific legal questions relating to the Ranch's relationship to the Service District and possible severance therefrom. No Board members nor their attorney indicated a need to enter into executive session. There was no motion to do so.

Enter into Executive Session pursuant to C.R.S. 24-6-402(4)f regarding personnel issues related to General Manager annual performance review, salary, and benefits: 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)(f) regarding personnel issues relating to General Manager annual review, salary, and benefits. The General Manager was advised that she had the right to have the discussion take place in open session. Such rights were waived by the General Manager. A motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. Following the executive session, a motion was made, seconded and unanimously approved to compensate the General Manager as discussed in the executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:25 p.m.

The next regular meeting of the Board is scheduled for February 5, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting