

**MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2023
Wayne Reorda	Secretary/Treasurer	May 2025
Bill Gessner	Asst. Secretary/Treasurer	May 2023
Mike Fenton	Asst. Secretary/Treasurer	May 2023
Robert Guevara	Asst. Secretary/Treasurer	May 2025

DATE: Wednesday, January 4, 2023
TIME: 10:00 a.m.
PLACE: Meridian Ranch Recreation Center
10301 Angeles Road
Peyton, CO 80831

The Public may participate in person or by following this link [Click here to join the meeting](#)

or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 38300697#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Conflicts of Interest
- C. Approve Agenda
- D. Visitor Comments (Limited to 3 minutes per resident or household)
- E. Review and Approve December 7, 2022, Regular Board Meeting Minutes (enclosure) ***Pages 2-6***

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Page 7***

III. Action Items:

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

VI. LEGAL ITEMS:

VII. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Wednesday, February 8, 2023, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

RECORD OF PROCEEDINGS

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

Held: December 7, 2022, 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
Wayne Reorda, Secretary/Treasurer
Bill Gessner, Asst. Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer

The following Directors were excused:

Robert Guevara, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District (via teleconference)
Karrie Dean; Meridian Service Metro District (via teleconference)
Debra Williams; Meridian Service Metro District (via teleconference)
Katya Arcia; CRS; (via teleconference)
Ron Fano; Spencer Fane
Tiffany Leichman; Sherman Howard (via teleconference)
Aly Blossom; Piper Sandler (via teleconference)
Mike Sullivan; Piper Sandler (via teleconference)
Raul Guzman; Tech Builders
Jenny Frost; Tech Builders
Ted Tchang; Tech Builders
Tom Kerby; Tech Builders
Tom Sauer; MSMD, Secretary/Treasurer
Judy Taylor; Resident
Robert Taylor; Resident
Adrian Vafides; Resident

RECORD OF PROCEEDINGS

- 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 10:00 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 amend the agenda to correct the date on the November 4, 2022 Special Meeting Minutes and to add Resolution MRMD 22-11. The motion was seconded and approved by unanimous vote of directors present.
- Visitor Comments** There were none.
- Approve Minutes** The Board reviewed the November 2, 2022 Board Meeting Minutes, November 4, 2022 Special Board Meeting Minutes and November 16, 2022 Budget Workshop Meeting Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.
- Administrative Matters for 2023** Various Administrative Matters for 2023
- Adopt Resolution No. MRMD 22-02 Concerning Annual Administrative Matters for 2023: A motion was made to adopt Resolution No. MRMD 22-02. The motion was seconded and approved by unanimous vote of Directors present.
 - Adopt Resolution No. 22-03 Calling Regular Election of Directors May 2023: A motion was made to adopt Resolution No. 22-03. The motion was seconded and approved by unanimous vote of Directors present.
 - Adopt Resolution No. MRMD 22-04 Opting out of Workers Compensation for Board Members: A motion was made to adopt Resolution No. 22-04. The motion was seconded and approved by unanimous vote of Directors present.
- Financial Items** Approval of Payment of Claims: Ms. Arcia reviewed the updated claims presented for approval at this meeting represented by check numbers:
MRMD: 02398-02403 totaling \$5,078.00
A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.
- Consider and Approve MRMD Resolution No. 22-05 for Refinancing of Existing MRMD Debt: A motion was made to approve MRMD Resolution No. 22-05. The motion was seconded and approved by unanimous vote of Directors present.

RECORD OF PROCEEDINGS

Consider and Approve MRMD Resolution No. 22-11 Authorizing the Establishment of a Debt Reserve Fund in Conjunction with 2022 Refinancing of Outstanding District Debt: A motion was made to approve MRMD Resolution No. 22-11. The motion was seconded and approved by unanimous vote of Directors present.

Consider and Approve MRMD Resolution No. 22-06 for MRMD 2018 Subdistrict Issuance of Bonds and IGA between MRMD and MRMD Subdistrict Regarding Future Debt/ Mill Levies: A motion was made to approve MRMD Resolution No. 22-06 and the IGA between MRMD and MRMD 2018 Subdistrict. The motion was seconded and approved by unanimous vote of Directors present.

Consider and Approve IGA between MRMD and MRMD 2018 Subdistrict Regarding Future Dept/Mill Levies: Please see above.

Staff Presentation of Proposed 2022 MRMD and MRMD 2018 Subdistrict Amended Budgets and Proposed 2023 MRMD and MRMD 2018 Subdistrict Budgets: Ms. Arcia briefly discussed the Budgets for the MRMD and MRMD 2018 Subdistrict.

Consider Proposed MRMD and MRMD 2018 Subdistrict Budgets:

- Conduct Public Hearing on Proposed 2022 MRMD and MRMD 2018 Subdistrict Amended Budgets and Proposed 2023 MRMD and MRMD Subdistrict Budgets: A motion was made to open a public hearing for the referenced items. The motion was seconded and approved by unanimous vote of Directors present. There being no public testimony, a motion was made to close the public hearing, and the motion was seconded and approved by unanimous vote of Directors present.
- Consider and Adopt Resolution MRMD 22-07 Amending MRMD 2022 Budget Subject to Final Dollar Amounts at Refunding Closing: A motion was made to adopt Resolution MRMD 22-07. The motion was seconded and approved by unanimous vote of Directors present.
- Consider and Adopt Resolution MRMD 22-08 Amending MRMD 2018 Subdistrict 2022 Budget Subject to Final Dollar Amounts at Bond Issuance: A motion was made to adopt Resolution MRMD 22-08. The motion was seconded and approved by unanimous vote of Directors present.
- Consider and Adopt Resolution MRMD 22-09 Adopting MRMD 2023 Budget, Appropriations, and Certifying Mill Levies Subject to Final Dollar

RECORD OF PROCEEDINGS

Amounts at Refunding Closing: A motion was made to adopt Resolution 22-09. The motion was seconded and approved by unanimous vote of Directors present.

- Consider and Adopt Resolution MRMD 22-10 Adopting MRMD 2018 Subdistrict 2023 Budget, Appropriations, and Certifying Mill Levies Subject to Final Dollar Amounts at Refunding Closing: A motion was made to adopt Resolution 22-10. The motion was seconded and approved by unanimous vote of Directors present.

Consider and Approve Agreement with Haynie and Co. to complete the 2022 MRMD Audit: A motion was made to approve the agreement with Haynie and Co. to complete the 2022 MRMD Audit. The motion was seconded and approved by unanimous vote of Directors present.

Consider and Approve Agreement with Haynie and Co. to complete the 2022 MRMD 2018 Subdistrict Audit: A motion was made to approve the agreement with Haynie and Co. to complete the 2022 MRMD 2018 Subdistrict Audit. The motion was seconded and 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.

- In Rolling Hills Ranch III, cold temperatures are delaying completion of sidewalks.
- Rex Road has been extended out to Rolling Hills Ranch Road. Paving out to Eastonville should be completed by the end of 2023.
- 100% of the grading for the Sanctuary has been completed.
- Delays in supplies continue to be a problem.

Director Items

There were none.

Legal Items

There were none.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 10:59 a.m.

The next regular meeting of the Board is scheduled for January 4, 2023 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

RECORD OF PROCEEDINGS

Secretary for the Meeting

DRAFT

Meridian Ranch Metropolitan Di
 VENDOR CHECK REGISTER REPORT
 Payables Management

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	1/4/2023
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Date

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
2404	COLOSPECIALDIST	Colorado Special Districts Pro	1/4/2023	WF CHECKING	PMCHK00000295	\$4,479.00
2405	CRS	CRS of Colorado	1/4/2023	WF CHECKING	PMCHK00000295	\$2,686.00
2406	FENTON	Michael J Fenton	1/4/2023	WF CHECKING	PMCHK00000295	\$92.35
2407	GABRIELSKI	MILTON B. GABRIELSKI	1/4/2023	WF CHECKING	PMCHK00000295	\$92.35
2408	THETRANSCRIPT	The Transcript	1/4/2023	WF CHECKING	PMCHK00000295	\$29.92
2409	REORDA	Wayne Reorda	1/4/2023	WF CHECKING	PMCHK00000295	\$92.35
2410	GESSNER	William Gessner	1/4/2023	WF CHECKING	PMCHK00000295	\$92.35

Total Checks:	7			Total Amount of Checks:	\$7,564.32
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