

**MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2027
Bill Gessner	Vice President	May 2027
Wayne Reorda	Secretary	May 2029
Tom Sauer	Treasurer	May 2029
Allison Sands	Asst. Secretary	May 2027

**DATE:** Wednesday, January 7, 2026

**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: [Join the meeting now](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID 142 836 176#**

**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 11, 2025, Regular Board Meeting Minutes (enclosure)
- F. Consider and Approve Revisions to the MSMD Employee Handbook (supplement)
- G. Consider and Approve Various Policies, (supplement)

**II. FINANCIAL ITEMS:**

- A. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover)
- B. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover)
- C. Receive Finance Committee Report
  - a. Discussion regarding Tom Sauers availability in 2026
- D. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover)

**III. OPERATIONS & ENGINEERING ITEMS:**

- A. Information Items (No Action)
  1. MSMD Operations Reports – Water, Sewer, Parks and Grounds, Recreation (enclosure and/or handout)
  2. Construction Committee Report and Capital Projects Update
  3. Manager’s Verbal Report
- B. Action Items:

1. Ratify Agreement for Landscaping Services for 12 months beginning March 2026 with Timberline Landscape LLC for \$397,948.42. (enclosure and/or distributed under separate cover)

**IV. DEVELOPER ITEMS:**

- A. Verbal Report from Construction Manager

**V. DIRECTOR ITEMS:**

- A.

**VI. LEGAL ITEMS:**

- A. Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Receive Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD.
- B. 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.

**VII. ADJOURNMENT:**

The next regular meeting of the Board is scheduled for Wednesday, February 4, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.