

RECORD OF PROCEEDINGS

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

Held: March 5, 2025, 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
Mike Fenton, Secretary
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary

Also present were:

Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Amy Emerson; Meridian Service Metro District
Roberta Bolton; Meridian Service Metro District
Russel Mills; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Jim Strange; LKA Partners
Tom Clemans; Art C. Klein
Tonya Mohr; Resident
Rebecca Cisneros Vallejo; Resident
Adeline Wrenn; Resident

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 move Action Item III. B.1. to follow Administration Item I.F. The motion was seconded and approved by unanimous vote of Directors present.

Visitor Comments Tonya Mohr shared concerns about the two-week suspension of a volunteer basketball coach from the Recreation Center.

Rebecca Cisneros's daughter was hit by a car in the neighborhood, and she asked the board to attempt to persuade El Paso County to make improvements/have more enforcement concerning speeding. Director Gabrielski explained that the Board has asked El Paso County for improvements in the past and that a traffic analysis study had

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been done by El Paso County, but the streets within the District did not qualify for improvements. He encouraged the residents to submit complaints to El Paso County.

Approve Minutes

The Board reviewed the February, 5, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by a 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. A motion was made and seconded to accept the changes. The motion was approved by a unanimous vote of Directors present.

Action Items

Consider and Approve Maximum Guaranteed Price Contract with Art C. Klein for Construction of the Meridian Office Building: Mr. Strange and Mr. Clemans gave a presentation of the office building. After discussion it was decided to table this item.

Financial Items

Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for January 2025. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by a unanimous vote of Directors present.

Review 2024 Tap Fee Report: Ms. Billingsly reviewed the February 2025 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on February 20, 2025, and gave a summary of the Finance Committee Report on page 63 of the packet. The December interim payments were reviewed and approved for payment by Director Reorda 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 \$241,583.20

Approval: Current Payments totaling \$1,274,404.84

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

Discussion of Payment Parameters for Finance Committee: After a discussion it was decided to keep the procedure the same, meaning there will be no cap on the Finance Committee, or the payment amount they can approve.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. Mills presented the water, sewer, and drainage operation reports which included information from page 66 of the Board Packet.

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- Mr. Myszowski presented the parks and grounds report which included information from page 67 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 68 of the Board Packet. Mr. Kozlowski also noted:
 - The easter egg hunt will take place on April 19th at Longview Park.

MSMD Capital Project Reports – Fieldhouse: Mr. Koslowski gave an update on the Fieldhouse project which included information from page 69 of the Board Packet.

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

- The lease for the office in The Shops will be expiring on August 31st of this year. The developer has allowed us to extend the lease for two months with the understanding that by May, we will let them know if we need additional time.
- The pre-bid meeting for the equipping and houses for Latigo Wells 2 and 3 and houses for Wells 5, 7, and 8 was held on February 19th. The bid-opening will be tomorrow March 6th. We need Latigo 2 and 3 online as soon as possible to help with the increased summer water usage. It is likely that we will need to increase our budget for these items as they are turning out to cost more than we thought.

Developer Items

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

- Sewer lines in Rolling Hills Ranch North Filing I have been completed.
- A portion of Rolling Hills Ranch North Filing I should be paved by this fall.

Director Items

There were none.

Legal Items

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(e) to develop negotiation positions with respect to amended Guthrie Water Lease: A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.R. 24-6-402(4)(e) to develop negotiating positions with respect to amend Guthrie Water Lease. At the conclusion of the discussion in executive session a motion was made, seconded and approved by the unanimous vote of Directors present to close the executive session. No action was taken coming out of the executive session.

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD: 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(b) to receive legal advice regarding letter of termination of IGA received from MRMD. Mr. Reorda recused himself from the executive session due to his position as a board member of Meridian Ranch Metropolitan District. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by the unanimous vote of Directors present to close the executive session. No action was taken coming out of the executive session.

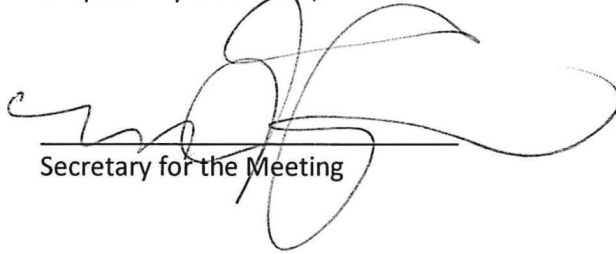
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Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 1:18 p.m.

The next regular meeting of the Board is scheduled for April 2, 2025, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting