RECORD OF PROCEEDINGS

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

Held: September 2, 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
Tom Sauer, Treasurer
Allison Sands; Asst. Secretary

The following Directors were excused:
Bill Gessner, Vice President
Wayne Reorda, Secretary

Also present were:
Jennette Coe; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Felina Daberko: Meridian Service Metro District
Tevin Holt; Meridian Service Metro District
Deb Williams; Meridian Service Metro District (via audio)
Britanny Smithpeger; Meridian Service Metro District (via audio)
Tobi Bagley: Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (via audio)
Tom Kerby; Tech Builders
Cal Grahem; Tech Builders (via audio)
Hannah Shelter: Haynie (via audio)

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 conflict of interest of all Directors have been filed with the Secretary of State.

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 There were none.

Approve Minutes

The Board reviewed the August 5, 2026, Board Minutes and a motion was made, and seconded to approve the minutes. The motion was approved by unanimous vote of Directors present.

Financial Items

Presentation and acceptance of the 2025 Annual Audit by Haynie & Company: Ms. Hannah Shelter with Haynie gave a presentation of the 2025 Audit and reported that the Audit identified no issues or concerns and resulted in a clean, unmodified opinion. A motion was made and seconded to accept the 2025 Annual Audit. The motion was approved by unanimous vote of Directors present

Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for July 2026. 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 2026 Tap Fee Report: Ms. Billingsly reviewed the August 2026 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on August 19, 2026, and gave a summary of the Finance Committee Report on page 7 of the packet. The August 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 $281,802.63

Approval: Current Payments totaling $702,610.59

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. Holt presented the Recreation Center Report to the Board which included information from pages 13-15 of the Board Packet.
- Mr. Kozlowski presented the parks and grounds report which included information from page 10 of the Board Packet.
- Mr. Kozlowski presented the water, sewer, and drainage operation reports which included information from pages 11 and 12 of the Board Packet.

Construction Committee Report and Capital Projects Update: Mr. Kozlowski presented the Capital Projects update which included information on page 16 of the Board Packet.

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

- The District returned to Stage 1 water restrictions, and residents were notified through email, the District website, and updated signage.
- A Consolidation Question-and-Answer Town Hall is scheduled for October 13 at 7:00 p.m. Directors were encouraged to invite Meridian Ranch residents to attend.
- The management team developed and presented the following vision statement for MSMD: **"To enhance the quality of life for our residents by maintaining safe, reliable, and resilient infrastructure and delivering essential services that support a thriving community."** Each department will use the District's vision to develop a mission statement supporting its specific role and responsibilities.
- Staff continues to finalize revisions to the Joint Operating Agreement and Purchase and Sale Agreement related to the Guthrie Water Rights.
- Preliminary budgets will be presented at the October Board meeting, followed by an updated review in November and the Budget Workshop on November 18.
- The Employee Appreciation Picnic was held August 8, with more than 100 employees and family members attending and positive feedback received.
- Pikes Peak BOCES is moving forward with water and sewer infrastructure. MSMD has agreed to provide 221 SFEs for sewer service and is evaluating a request for additional capacity for surrounding properties. Additional sewer infrastructure may be required depending on future demand.
- Cherokee Metropolitan District plans to install covers over portions of its wastewater treatment facility to protect equipment from debris. MSMD is responsible for its 45.8% share of the project costs.

Action Items

Consider and Approve Notice of Award for Construction of the Office Building: Staff reviewed the five bids received for the new office building, ranging from approximately $1.36 million to $1.75 million, and noted that the bids were favorable. Staff recommended awarding the project to Art C. Klein Construction based on its bid and the District's positive experience with the contractor on previous projects. Staff also recommended including the alternate for additional wind and hail protection.

The Board discussed the project budget and potential costs related to unsuitable soils. Staff noted that soil testing had previously been completed

and the expanded office area is within the area previously prepared for construction.

A motion was made and seconded to approve the Notice of Award to Art C. Klein Construction. The motion carried, with Director Gabrielski abstaining.

Consider and Approve the First Amendment to the Pre-Consolidation IGA: District Counsel provided an update on the First Amendment to the Pre-Consolidation IGA, explaining that the original agreement established the preliminary steps necessary to move toward consolidation and anticipated an amendment once several outstanding matters were resolved. Those matters have now been addressed, and the amendment incorporates the necessary updates so the agreement can be filed with the court as part of the consolidation process. A motion was made and seconded to approve the amendment. The motion was approved by a unanimous vote of Directors present.

Developer Items

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

- Improvements for Rolling Hills Ranch North Filing No. 1 are substantially complete, and the project is proceeding through final acceptance.
- Water and stormwater improvements continue in Filing No. 2. Due to the current pace of development and available lots, additional paving is not anticipated until approximately spring 2028 unless market conditions change.

Director Items

There were none.

Legal Items

Executive Session pursuant to C.R.S. 24-6-402 (4)(b) to receive legal advice from outside legal counsel regarding FAWWA tap purchase issues: 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 from outside counsel regarding FAWWA tap purchase issues. The executive session was not recorded as it was held for the purpose of receiving legal advice. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. No action was taken coming out of executive session.

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 to receive legal advice regarding potential merger/consolidation of MSMD/MRMD. No Board members nor their attorney indicated a need to enter into executive session. There was no motion to do so.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:34 a.m.

The next regular meeting of the Board is scheduled for October 7, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting