

RECORD OF PROCEEDINGS

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

Held: September 3, 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 (via audio conference)
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary (via audio conference)

Also present were:

Jennette Coe; Meridian Service Metro District
Roberta Bolton; Meridian Service Metro District (via audio conference)
Beth Aldrich; Meridian Service Metro District
Amy Emerson; Meridian Service Metro District
Clayton Peterson; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (via audio conference)
Cal Graham; Tech Builders (via audio conference)
Tom Kerby; Tech Builders
Marc Wright; Resident (via audio conference)

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 9:59 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interest of all Directors have been filed with the Secretary of State.

Election of Secretary A motion was made and seconded to elect Director Reorda for Secretary. The motion was approved by unanimous vote of Directors present.

Approve Agenda The Board reviewed the agenda. A motion was made to amend it by adding the Construction Committee report, moving the Manager's Report to item number four, removing the two construction agreements, and deferring the approval of the offer for the General Manager position until the Board has a chance to review the proposed offer letter and communicate their position on it to legal counsel. The motion was seconded and approved by unanimous vote of the Directors present.

Visitor Comments There were none.

RECORD OF PROCEEDINGS

Approve Minutes The Board reviewed the August 6, 2025, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

Financial Items Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for July 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 2024 Tap Fee Report: Ms. Coe reviewed the August 2025 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted that the Finance Committee met on August 19, 2025, and gave a summary of the Finance Committee Report on page 22 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. Coe reviewed the updated claims presented for ratification and approval at this meeting:

Ratify: Interim Payments totaling \$285,858.42

Approval: Current Payments totaling \$1,853,605.60

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.

Set a Meeting on September 24, 2025, at 10 a.m. for the Presentation and Acceptance of the 2024 Audit: A motion was made and seconded to set a virtual meeting to review and accept the 2024 Audit on September 24, 2025 at 10:00 a.m. The motion was approved by unanimous vote of Directors present. The meeting date was subsequently rescheduled to September 25th.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. Myszkowski presented the parks and grounds report which included information from page 26 of the Board Packet. Mr. Myszkowski also noted:
 - Mr. Myszkowski, the Board, and the construction manager discussed the potential installation of a monument sign at Rex and Meridian and considered how the project might proceed.
 - The District is waiting for El Paso County to complete their project at Rex Rd. and Meridian Rd. before beginning its portion of the landscaping.
- Mr. Peterson presented the water, sewer, and drainage operation reports which included information from page 25 of the Board Packet.

RECORD OF PROCEEDINGS

- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 27 and 28 of the Board Packet. Mr. Kozlowski also noted:
 - Two new scoreboards have been ordered for the gym.
 - A resident inquired about extending the Recreation Center hours or allowing 24-hour access. Mr. Kozlowski stated he would review the financial feasibility during the next budget season.

MSMD Capital Project Reports – Fieldhouse: Mr. Kozlowski presented the Fieldhouse update which included information on page 29 of the Board Packet.

Construction Committee Report: Mr. Kozlowski reported that the Construction Committee met on August 13, 2025. During the meeting, the committee reviewed a site development plan and decided that LKA will prepare a proposal for the plan. They also discussed the need for staff to clean the MSMD farm tank site and relocate equipment to the Filter Plant site.

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

- The Construction Committee met with LKA, Tech Builders, and staff to discuss the Maintenance Shop and the need for it to accommodate both Parks and Grounds as well as Water and Wastewater. LKA submitted a proposal in the amount of \$31,996 to perform the work. A Professional Services Agreement has been signed, and LKA is ready to begin.
- This month will be very busy with preparation of the initial 2026 budget and working with the auditors on their final requests. Per the IGA, a preliminary general fund budget must be presented to MRMD by September 15th. As in past years, the full preliminary budget will be provided to this board as a handout at the October meeting for review. Directors may send their questions and suggestions to Ms. Billingsly or Ms. Coe via email for inclusion.

Review and Approve Engagement Letter for Legal Services related to the Guthrie Water Rights Purchase Agreement with Stuart Corbridge of Berg Hill Greenleaf Ruscitti (BHGR): A motion was made and seconded to approve the engagement letter. The motion was approved by unanimous vote of Directors present.

Developer Items

Verbal Report from Construction Manager: Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities with no major updates.

Director Items

Resolution Honoring the Service of Michael J. Fenton: Director Gabrielski read the resolution aloud. A motion was made and seconded to approve the resolution. The motion was approved by unanimous vote of Directors present.

Approval of Making an Offer to the Finalists for the Position of General Manager: The offer for the General Manager position was postponed for full Board review.

RECORD OF PROCEEDINGS

Legal Items

Enter into Executive Session pursuant to C.R.S. 24-6-402(4)€ to develop negotiating positions with respect to amended Guthrie Water Lease: 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 with respect to amend Guthrie Water Lease. 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(b) to receive legal advice regarding letter of termination of IGA received from 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.

Mr. Fano provided a verbal report on the meeting between the MSMD and MRMD Boards regarding the details of the potential merger/consolidation of the two districts..

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:27 a.m.

The next regular meeting of the Board is scheduled for October 8, 2025, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting