

**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>
Robert Guevara	President	May 2025
Michael Paul	Vice President	May 2027
Ryan Flood	Treasurer	May 2027
Richard Wenzel	Secretary	May 2027
Wayne Reorda	Asst. Secretary	May 2025

DATE: Wednesday, September 6, 2023

TIME: 5:30 p.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: 636004497#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Pledge of Allegiance
- C. Conflicts of Interest
- D. Review and Approve August 2, 2023, Regular Board Meeting Minutes (enclosure) ***Pages 2-4***
- E. Visitor Comments (Limited to 3 minutes per resident or household)

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Pages 5-10***

III. ACTION ITEMS:

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

- A. Managers report on recent meter reading issues for MSMD

VI. LEGAL ITEMS:

VII. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Wednesday, October 4, 2023, at 5:30 p.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: August 2, 2023, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Robert Guevara, President
Michael Paul, Vice President
Ryan Flood, Treasurer
Richard Wenzel, Secretary
Wayne Reorda, Asst. Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Ron Fano; Spencer Fane (via teleconference)
John Chmil; Lyons Gaddis (via teleconference)
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders
Calley Wenzel; Resident
Ben & Sharon Pacheco; Residents
Leslie Hilbert; Resident
Debra Kuwamoto; Resident
Emily Ice; Resident
Jerry Cardenas; Resident
Susan Sharpton; Resident

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 5:36 p.m.

Pledge of Allegiance Director Guevara led the Pledge of Allegiance.

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 approve the agenda as presented. The motion was seconded and approved by unanimous vote of Directors present.

RECORD OF PROCEEDINGS

Action Item: The Board reviewed a proposal and engagement letter from Lyons Gaddis for General Counsel services. A motion was made and seconded to approve the agreement as presented. The motion was approved by unanimous vote of Directors present.

Ron Fano thanked the Board, noted that he would work cooperatively with Mr. Chmil, and left the meeting.

Mr. Nikkel suggested that, since funds for legal services are allocated in the Meridian Service Metro District budget, that the MSMD board might consider ratifying the agreement. The Board discussed the matter, and Mr. Chmil noted that he would review the relevant Intergovernmental Agreement, discuss with Mr. Fano, and have a recommendation for the Board at their next meeting.

Approve Minutes The Board reviewed the July 5, 2023, Board Minutes. A motion was made and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

Visitor Comments Resident Sharon Pacheco commented on the quality of landscaping at the various entrances to the community. Mr. Nikkel discussed landscaping constraints at different locations, and the upcoming roadway construction at the Meridian & Rex entrance. Residents expressed concerns about rumors on various topics relating to the community, and Board members responded.

Financial Items MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Mr. Nikkel reviewed the cash position summary and second quarter financial reports. 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.

Approval of Payment of Claims: Mr. Nikkel reviewed the claims presented for approval at this meeting represented by check numbers 02448-02454 totaling \$22,013.25.

Director Guevara requested additional details pertaining to the CRS invoice; Ms. Coe will follow up with that information and ensure it will be in the September meeting materials. A motion was made and seconded to approve the MRMD payment of claims. The motion was 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.

RECORD OF PROCEEDINGS

- Plans for reconstruction of Meridian & Rex intersection have been approved by El Paso County and estimated a Spring 2024 project completion.
- Landscaping in Rolling Hills Ranch is moving slowly due to contractor availability.
- Asphalt work in the Estates could begin in 2-3 weeks.

Director Items Explanation of the functions provided by each of the Meridian Metro Districts.
Director Guevara introduced information relating to the purpose of special districts, and clarified the responsibilities of MRMS, MSMD, DRCs 1 & 2, HOA, and El Paso County. He discussed the qualifications of electors for District elections. Several residents asked questions, and Mr. Nikkel and Mr. Guzman provided background information.

Legal Items There were none.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 6:58 p.m.

The next regular meeting of the Board is scheduled for September 6, 2023 at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

System: 8/29/2023 10:04:56 AM
User Date: 8/29/2023

Meridian Ranch Metropolitan Di
VENDOR CHECK REGISTER REPORT
Payables Management

Page: 1
User ID: nbaile

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	9/6/2023
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
02455	CRS	CRS of Colorado	9/6/2023	WF CHECKING	PMCHK00000304	\$12,710.00
02456	HAYNIE	Haynie & Company	9/6/2023	WF CHECKING	PMCHK00000304	\$7,500.00
02457	MICHAEL PAUL	Michael Paul	9/6/2023	WF CHECKING	PMCHK00000304	\$92.35
02458	RICHARD WENZEL	Richard Wenzel	9/6/2023	WF CHECKING	PMCHK00000304	\$92.35
02459	GUEVARA ROBERT	Robert Guevara	9/6/2023	WF CHECKING	PMCHK00000304	\$92.35
02460	RYAN FLOOD	Ryan Flood	9/6/2023	WF CHECKING	PMCHK00000304	\$92.35
02461	THETRANSCRIPT	The Transcript	9/6/2023	WF CHECKING	PMCHK00000304	\$53.68
02462	REORDA	Wayne Reorda	9/6/2023	WF CHECKING	PMCHK00000304	\$92.35
Total Checks: 8						Total Amount of Checks: \$20,725.43

System: 8/29/2023 9:45:15 AM
 User Date: 8/29/2023

Meridian Ranch Metropolitan Dis
 PAYABLES TRANSACTION POSTING JOURNAL
 Payables Management

Page: 1
 User ID: nbaile

Batch ID: 08.24.23
 Batch Comment:
 Trx Total Actual: 4 Trx Total Control: 0
 Batch Total Actual: \$369.40 Batch Total Control: \$0.00
 Approved: No Approved By:
 Batch Error Messages: Approval Date: 0/0/0000
 Posting Date: 8/31/2023
 Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000322

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001094	REG MTG 08.02.23	8/2/2023	Robert Guevara	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001095	REG MTG 08.02.23	8/2/2023	Michael Paul	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001097	REG MTG 08.02.23	8/2/2023	Richard Wenzel	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001096	REG MTG 08.02.23	8/2/2023	Ryan Flood	\$92.35
Description					

Distribution Errors:

Work Errors:

System: 8/29/2023 9:45:15 AM
 User Date: 8/29/2023

Meridian Ranch Metropolitan Dis
 PAYABLES TRANSACTION POSTING JOURNAL
 Payables Management

Page: 2
 User ID: nbaile

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$369.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$369.40

System: 8/29/2023 9:58:18 AM
 User Date: 8/29/2023

Meridian Ranch Metropolitan Dis
 PAYABLES TRANSACTION POSTING JOURNAL
 Payables Management

Page: 1
 User ID: nbaile

Batch ID: 08.31.2023.

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000323

Batch Comment:

Trx Total Actual: 1

Trx Total Control: 0

Batch Total Actual: \$92.35

Batch Total Control: \$0.00

Approved: No

Approved By:

Approval Date: 0/0/0000

Batch Error Messages:

Posting Date: 8/31/2023

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001102	REG MTG 08.02.23	8/2/2023	Wayne Reorda	\$92.35
					Description

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$92.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92.35

System: 8/29/2023 9:37:12 AM
 User Date: 8/29/2023

Meridian Ranch Metropolitan Dis
 PAYABLES TRANSACTION POSTING JOURNAL
 Payables Management

Page: 1
 User ID: nbaile

Batch ID: 07312023
 Batch Comment:
 Trx Total Actual: 6 Trx Total Control: 0
 Batch Total Actual: \$20,263.68 Batch Total Control: \$0.00
 Approved: No Approved By:
 Batch Error Messages: Approval Date: 0/0/0000
 Posting Date: 7/31/2023
 Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000321

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001099	07.31.23	7/31/2023	CRS of Colorado	\$8,352.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6150-000	Audit	PURCH	867.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	867.00
10-6100-000	Accounting & Management	PURCH	6,527.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	6,527.00
10-6600-000	Election expense	PURCH	958.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	958.00
			8,352.00	8,352.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001100	SUBDISTRICT07.31.23	7/31/2023	CRS of Colorado	\$4,358.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
50-6150-000	Audit	PURCH	1,610.00	0.00
50-3100-000	Accounts payable	PAY	0.00	1,610.00
50-6100-000	Accounting & management	PURCH	2,748.00	0.00
50-3100-000	Accounts payable	PAY	0.00	2,748.00
			4,358.00	4,358.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001088	C71107	7/31/2023	Haynie & Company	\$4,000.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6150-000	Audit	PURCH	4,000.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	4,000.00
			4,000.00	4,000.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001092	SUBDISTRICT C71108	7/31/2023	Haynie & Company	\$3,500.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
50-6150-000	Audit	PURCH	3,500.00	0.00
50-3100-000	Accounts payable	PAY	0.00	3,500.00
			<u>3,500.00</u>	<u>3,500.00</u>

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001089	191729	4/3/2023	The Transcript	\$33.44

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6600-000	Election expense	PURCH	33.44	0.00
10-3100-000	Accounts Payable	PAY	0.00	33.44
			<u>33.44</u>	<u>33.44</u>

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	0000000000001101	192543	7/5/2023	The Transcript	\$20.24

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
50-6750-000	Legal - Subdistrict	PURCH	20.24	0.00
50-3100-000	Accounts payable	PAY	0.00	20.24
			<u>20.24</u>	<u>20.24</u>

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$20,263.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,263.68