

**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
Tom Sauer	Treasurer	May 2029
Wayne Reorda	Secretary	May 2029
Allison Sands	Asst. Secretary	May 2027

DATE: Wednesday, August 5, 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 290 551 330#

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 July 8, 2026, Regular Board Meeting Minutes (enclosure)

II. FINANCIAL ITEMS:

- A. Presentation of the 2025 Annual Audit by Haynie & Company and Ratification of Management's Submission of the Audit.
- B. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover)
- C. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover)
- D. Receive Finance Committee Report
- E. 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 – Parks and Grounds, Water, Sewer, and Recreation (enclosure and/or handout)
 - 2. Construction Committee Report and Capital Projects Update
 - 3. Manager's Verbal Report

IV. ACTION ITEMS:

- A. Discussion and Consideration of Changing the September 2026 Board Meeting from September 2, 2026, to September 9, 2026
- B. Review and Consider Approval of a 36-Month Copier Lease with Toshiba for the Office Copier.

V. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

VI. DIRECTOR ITEMS:

- A. Town Hall Question-and-Answer Session Regarding the Proposed District Consolidation.

VII. LEGAL ITEMS:

- A. Executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice regarding status of and next steps in consolidation with Meridian Ranch Metropolitan District.

VIII. ADJOURNMENT:

The next regular meeting of the Board is scheduled for Wednesday, September 2, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.