

RECORD OF PROCEEDINGS

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

- Held:** August 2, 2023, 10:30 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 audioconference)
Mike Fenton, Secretary
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary
- Also present were:
Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders
- 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 10:35 a.m.
- 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. The motion was seconded and approved by unanimous vote of Directors present.
- Visitor Comments** There were none.
- Approve Minutes** The Board reviewed the July 5, 2023 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 June 2023. A motion was made and seconded to accept the cash position summary and financial

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statements as presented. The motion was approved by unanimous vote of Directors present.

Review 2022 Tap Fee Report: Ms. Coe reviewed the July 2023 Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on July 20, 2023 and gave a summary of the Finance Committee Report on page 21 of the packet. The July Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting:

Interim: Payments for ratification totaling \$528,969.89

MSMD: Payments totaling \$196,679.92

A motion was made and seconded to 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. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 23 and 24 of the Board Packet. Mr. McCrory also noted:
 - Filter Plant expansion passed the sewer inspection. The fence is going up around the site. Supplies are coming in slowly. Excavation for the foundation has been completed.
 - The Water Tank project is complete, and we are working to get it filled.
 - The construction of Phase I and II of the sewer by-pass project will start soon.
 - We are taking bids to replace two planter beds at Rainbow Bridge and Londonderry.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 25 and 26 of the Board Packet.

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- In the first action item on the agenda, we will be asking the board to ratify the agreement with NVC, Inc. for appraisal of El Paso County's acquisition of property along Meridian Road at Rex Road. El Paso

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County will be expanding Meridian Road to three lanes plus a turn lane that will encroach on the monuments at Eastonville and Rex Road.

- In the second action item on the agenda, we will be asking the board to approve Special Warranty Deeds to transfer lots back to the developer that were incorrectly platted by El Paso County.
- Mr. Nikkel gave an update on the Fieldhouse project and asked the board for direction moving forward. After discussion, the board recommended to proceed with the design of the Fieldhouse.

Action Items:

1. Ratify Agreement with NVC, Inc.: A motion was made and seconded to ratify the agreement with NVC Inc. for the appraisal of El Paso County's acquisition. The motion was approved by unanimous vote of Directors present.
2. Consider and Approve Special Warranty Deeds to correct ownership of lots in Sanctuary Filing No. 1.: A motion was made and seconded to approve the Special Warranty Deeds. 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.

- Landscaping of Rolling Hills Ranch III and the Estates is moving slowly.
- The paving of Rex Road out to Eastonville has been approved by El Paso County, grading is in progress and the construction of curbs and gutters will start soon.
- The application of road base material for the streets in the Estates will start next week.
- The water, wastewater, and stormwater infrastructure should be completed in the Sanctuary in three months.

Director Items

There were none.

Legal Items

There were none.


Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:31 a.m.

The next regular meeting of the Board is scheduled for September 6, at 10:30 a.m. or as soon thereafter as possible upon adjournment of the MRMD meeting, at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

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Respectfully submitted,



Secretary for the Meeting