

RECORD OF PROCEEDINGS

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

Held: August 7, 2024, 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
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
Jennifer Gagliardi; Meridian Service Metro District
Russel Mills; 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 (via audio conference)
Mitchell Baldwin; 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 10.:00 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 amend the agenda to change the sequence of the legal items. The motion was seconded and approved by unanimous vote of Directors present.

Visitor Comments There were none.

Approve Minutes The Board reviewed the July 3, 2024, 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.

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Financial Items

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

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met with Mr. Nikkel and Ms. Billingsly on July 18, 2024, and gave a summary of the Finance Committee Report on page 21 of the packet. The July Interim payments were reviewed and approved 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 \$263,901.71

MSMD: Payments totaling \$458,051.07

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. Kozlowski presented the Recreation Center Report to the Board which included information from pages 24 and 25 of the Board Packet.
- Mr. Myszkowski presented the parks and grounds report which included information from page 26 of the Board Packet. Mr. Myszkowski also noted:
 - The proposal is back from The Beast Construction to replace the fencing around The Greens Park. The project should start around mid-August. Residents that will be affected have been notified.
- Mr. Mills presented the water, sewer, parks and grounds, and drainage operation reports which included information from page 27 of the Board Packet.

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

- We are withholding payment from Filtronics until they resume work on the Filter Plant.
- Mr. Nikkel gave an update on the Replacement Plan and noted that a settlement was reached without going to trial and that we are waiting for the final paperwork to review.

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- Mr. Nikkel gave an update on the Field House project. After discussion a motion was made and seconded to have Mr. Nikkel execute the Guaranteed Maximum Price Contract with Art C. Klein when it is completed. The motion was approved by unanimous vote of Directors present.

Action Items:

1. Consider and Approve Maximum Guaranteed Price Contract with Art C. Klein for Construction of the Meridian Fieldhouse: Approved during the managers' report.

Developer Items

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

- Rex Road is open all the way to Eastonville.
- Sod will be installed at Sanctuary Park next week. All the landscaping in the Sanctuary is complete.
- We will start grading in Rolling Hill Ranch North next year. Lots will be available for sale in 2026.

Director Items

There were none.

Legal Items

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)(f) to discuss general manager succession planning. 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.

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 regarding letter of termination of IGA received from MRMD. The motion was seconded and approved by unanimous vote of Directors present. Mr. Reorda recused himself from the executive session due to his position as a member of the Board of Meridian Ranch Metropolitan District. 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.

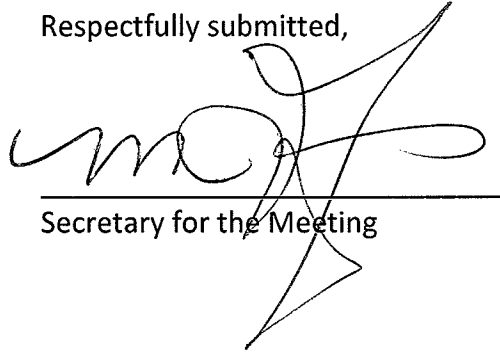
Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:23p.m.

The next regular meeting of the Board is scheduled for September 4, 2024 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

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Respectfully submitted,



A handwritten signature in black ink, consisting of several loops and a long, sweeping tail that extends downwards and to the right.

Secretary for the Meeting