

**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:** Tuesday, April 2, 2024  
**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 meeting](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 206 393 889#**

**I. ADMINISTRATIVE ITEMS:**

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve March 5, 2024, Regular Board Meeting Minutes (enclosure) ***Page 2-3***
- F. Visitor Comments for items not on the agenda (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 4-7***

**III. ACTION ITEMS:**

**IV. DEVELOPER ITEMS:**

- A. Verbal Report from Construction Manager

**V. DIRECTOR ITEMS:**

- A. Board President's discussion and Q&A of current events that affect Meridian Ranch

**VI. LEGAL ITEMS:**

- A. Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Conference for the purposes of conferring 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.

**VII. ADJOURNMENT:**

**The next regular meeting of the Board is scheduled for Tuesday, May 7, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831**

# RECORD OF PROCEEDINGS

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**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:** March 5, 2024, 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, Assistant Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Eileen Krauth; Meridian Service Metro District  
John Chmil; Lyons Gaddis (via audioconference)  
Ben & Sharon Pacheco; Residents  
Calley Wenzel; 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 5:30 p.m.

**Disclosure Matter** Director Guevara confirmed with the Board members that there were no new conflicts of interest.

**Approve Agenda** As Director Flood had not yet arrived at the meeting, President Guevara moved that his absence (should he not appear during the meeting) be excused. Director Paul seconded the motion. The motion was approved by vote of Directors present, with Director Reorda opposed.

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.

**Approve Minutes** The Board reviewed the February 6, 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.

Director Flood arrived at the meeting at 5:35 p.m.

## RECORD OF PROCEEDINGS

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<b>Visitor Comments</b>	There were none.
<b>Action Item:</b>	There were none.
<b>Financial Items</b>	<u>Approval of Payment of Claims:</u> Ms. Coe reviewed the claims presented for approval at this meeting represented by check numbers 2499-2506 totaling \$12,756.90. A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.
<b>Developer Items</b>	There were none.
<b>Director Items</b>	Directors engaged in a general discussion of detention pond maintenance, spring cleaning in the neighborhood, and placement of dog pot stations. Directors requested that Director Reorda bring their concerns regarding dog pot stations to the MSMD Board at their meeting the following day.
<b>Legal Items</b>	Director Guevara queried his fellow Board members and Mr. Chmil 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.
<b>Adjournment</b>	<p>There being no further business to come before the Board, the President adjourned the meeting at 5:51 p.m.</p> <p>The next regular meeting of the Board is scheduled for April 2, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.</p> <p>Respectfully submitted,</p> <hr/> <p>Secretary for the Meeting</p>

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	4/2/2024
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Vendor Name

\* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02507	CRS	CRS of Colorado	4/2/2024	WF CHECKING	PMCHK00000312	\$6,217.09
02508	MICHAEL PAUL	Michael Paul	4/2/2024	WF CHECKING	PMCHK00000312	\$92.35
02509	RICHARD WENZEL	Richard Wenzel	4/2/2024	WF CHECKING	PMCHK00000312	\$92.35
02510	GUEVARA ROBERT	Robert Guevara	4/2/2024	WF CHECKING	PMCHK00000312	\$92.35
02511	RYAN FLOOD	Ryan Flood	4/2/2024	WF CHECKING	PMCHK00000312	\$92.35
02512	REORDA	Wayne Reorda	4/2/2024	WF CHECKING	PMCHK00000312	\$92.35
Total Checks: 6						Total Amount of Checks: \$6,678.84

Batch ID: 03.27.2024  
 Batch Comment:  
 Trx Total Actual: 5 Trx Total Control: 0  
 Batch Total Actual: \$461.75 Batch Total Control: \$0.00  
 Approved: No Approved By:  
 Batch Error Messages: Approval Date: 0/0/0000  
 Posting Date: 3/31/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001160	REG MTG 03.05.24	3/5/2024	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	00000000000001161	REG MTG 03.05.24	3/5/2024	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	00000000000001164	REG MTG 03.05.24	3/5/2024	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

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001163	REG MTG 03.05.24	3/5/2024	Richard Wenzel	\$92.35
Description					

Distribution Errors:

Work Errors:

Meridian Ranch Metropolitan Dis  
 PAYABLES TRANSACTION POSTING JOURNAL  
 Payables Management

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	00000000000001162	REG MTG 03.05.24	3/5/2024	Ryan Flood	\$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
\$461.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$461.75

Batch ID: FEB 2024  
 Batch Comment:  
 Trx Total Actual: 2 Trx Total Control: 0  
 Batch Total Actual: \$6,217.09 Batch Total Control: \$0.00  
 Approved: No Approved By:  
 Batch Error Messages: Approval Date: 0/0/0000  
 Posting Date: 2/29/2024  
 Batch Frequency: Single Use  
 Audit Trail Code: PMTRX00000338

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001165	02.29.24	2/29/2024	CRS of Colorado	\$3,603.09
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000	Accounting & Management	PURCH	3,420.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	3,420.00
10-6100-000	Accounting & Management	PURCH	180.50	0.00
10-3100-000	Accounts Payable	PAY	0.00	180.50
10-6100-000	Accounting & Management	PURCH	2.59	0.00
10-6100-000	Accounting & Management	PAY	0.00	2.59
			3,603.09	3,603.09

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001166	SUBDISTRICT 02.29.24	2/29/2024	CRS of Colorado	\$2,614.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
50-6100-000	Accounting & management	PURCH	2,614.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	2,614.00
			2,614.00	2,614.00

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$6,217.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,217.09