

# 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:** February 6, 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  
Raul Guzman; Tech Builders (via audioconference)  
John Chmil; Lyons Gaddis (via audioconference)  
Phyllis Brown; CRS (via audioconference)  
Adrian Manion; CRS (via audioconference)  
Dan Wall; Cherokee Metro District (via audioconference)  
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** 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 January 2, 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.

**Visitor Comments** There were none.

**Action Item:** There were none.

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**Financial Items**      MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Ms. Brown reviewed the cash position summary and third 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: Ms. Brown reviewed the updated claims presented for approval at this meeting represented by check numbers 02492-02498 totaling \$6,578.96. 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 gave an update on development activities in the community. Several assets have been accepted by the County under warranty recently, and several more will have to wait for warmer weather to be completed and/or inspected. The developer is expecting to have 8 or 9 homes in the annual Parade of Homes in August. Recently, developer representatives met with School District 49 to discuss the best use of the last remaining designated school site in Meridian Ranch. District 49 will convene a task force and inform the developer of the outcome.

**Director Items**      Director Guevara asked Mr. Nikkel for some details about the snow removal process in Meridian Ranch, and Mr. Nikkel asked the Directors to email him with specific locations with snow removal concerns so that he could discuss with the Manager. Director Paul expressed concerns regarding the closure policy of the Meridian Ranch Recreation Center, and Mr. Nikkel explained the policy.

**Legal Items**      Director Guevara queried his fellow Board members 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 indicated interest in entering into executive session. There was no motion to do so.

**Adjournment**      There being no further business to come before the Board, the President adjourned the meeting at 6:05 p.m.

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

Respectfully submitted,

  
Secretary for the Meeting