

**MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)  
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Butch Gabrielski	President	May 2023
Wayne Reorda	Secretary/Treasurer	May 2022
Bill Gessner	Asst. Secretary/Treasurer	May 2023
Mike Fenton	Asst. Secretary/Treasurer	May 2023
Tom Sauer	Asst. Secretary/Treasurer	May 2022

**DATE:** Wednesday, January 5, 2022  
**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 [Click here to join the meeting](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 429 455 292#**

**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 December 8, 2021, Combined Regular Board Meeting Minutes (enclosure) **Page 3**

**II. FINANCIAL ITEMS:**

- A. Review and Accept Cash Position Summary and Unaudited Financial Statements (enclosure and/or distributed under separate cover) **Supplement**
- B. Review Tap Fee Report for Information Only (enclosure and/or distributed under separate cover) **Page 9**
- C. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) **Page 11 & Supplement**
- D. Receive Finance Committee Report **Supplement**

**III. OPERATIONS & ENGINEERING ITEMS:**

- A. Information Items (No Action)
  - 1. MSMD Operations Reports – Water, Sewer, Parks and Grounds, Recreation (enclosure and/or handout) **Page 12**
  - 2. Manager’s Verbal Report
- B. Action Items
  - 1. Ratify purchase of Woodman Hills Water Two Million Gallon Storage Tank **Page 15**

**IV. DEVELOPER ITEMS:**

- A. Verbal Report from Construction Manager

**V. DIRECTOR ITEMS:**

**VI. LEGAL ITEMS:**

- A. If needed, an executive session may be called pursuant to and for the purposes set forth in C.R.S. §24-6-402(4), after announcement of the specific topics for discussion and statutory citation authorizing the executive session, and a vote of two-thirds of the quorum of the Board present.

**VII. ADJOURNMENT:**

**The next regular meeting of the Boards is scheduled for Wednesday, February 2, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.**

# RECORD OF PROCEEDINGS

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**MINUTES OF THE COMBINED REGULAR MEETING  
OF THE BOARDS OF DIRECTORS OF THE  
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)**

**Held:** December 8, 2021, 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  
Wayne Reorda, Secretary/Treasurer  
Bill Gessner, Asst. Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Eileen Krauth; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Debra William; Meridian Service Metro District  
Carrie Billingsly; Meridian Service Metro District  
Karrie Dean; Meridian Service Metro District  
Ron Fano; Spencer Fane (joined at 10:30 a.m.)  
Lisa Mayers; Spencer Fane (via teleconference)  
Bianca Jones; Piper Sandler (via teleconference)  
Matt Chorske; Piper Sandler (via teleconference)  
Tiffany Lu Leichman; Sherman & Howard (via teleconference)  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via teleconference)  
Nancy Loew; Homeowner

**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 10:05

**Disclosure Matter** Ms. Mayers noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

# RECORD OF PROCEEDINGS

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**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** Ms. Loew expressed concerns that responses to public comments are not always provided during Board Meetings; and that her comments during Board Meetings are not taken seriously. Mr. Gessner noted that, while Board members may disagree with a resident's concern, the resident has an opportunity to express their concerns and are not ignored. Mr. Nikkel noted that, while public comment is allowed during Board Meetings, the purpose of the meeting is for the Directors to conduct their business, and that discussions with the public could take place at a Work Session.

**Approve Minutes** The Board reviewed the November 3, 2021, November 17, 2021, and December 1, 2021 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.

**Administrative  
Matters for 2022**

Various Administrative Matters for 2021

- Approve 2022 Combined Boards Regular Meeting Schedule:  
A motion was made to approve the 2022 Combined Boards Regular Meeting Schedule as presented, with the exception of moving the July and September meetings one week later to accommodate holidays. The motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution No. MSMD 21-08 Concerning Annual Administrative Matters for 2022: A motion was made to adopt Resolution No. MSMD 21-08 with amended board meeting dates. The motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution No. MRMD 21-03 Concerning Annual Administrative Matters for 2022: A motion was made to adopt Resolution No. MRMD 21-03 with amended board meeting dates. The motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution No. MSMD 21-09 Calling Regular Election of Directors May 2022: A motion was made to adopt Resolution No. 21-09. The motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution No. MRMD 21-04 Calling Regular Election of Directors May 2022: A motion was made to adopt Resolution No. 21-04. The motion was seconded and approved by unanimous vote of directors present.

# RECORD OF PROCEEDINGS

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## Financial Items

Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for October 2021. 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 2020 Tap Fee Report: Ms. Coe reviewed the November 2021 Tap Fee Report with the Board for information only.

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

MRMD: 02310-02317 totaling \$9,931.83

Interim: Bill.com payments for ratification totaling \$146,368.35

MSMD: Bill.com Payments totaling \$148,509.41

A motion was made and seconded to approve the MSMD payment of claims. The motion approved by unanimous vote of directors present. A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of directors present.

Receive Finance Committee Report: Ms. Coe presented the November 19, 2021 Finance Committee Report for information only.

Staff Presentations on Budgets and Fee Schedule: Mr. Nikkel briefly discussed the Budgets for all three Districts.

### Consider Proposed MRMD Budgets:

- Conduct Public Hearing on Proposed 2022 MRMD Budgets: A motion was made to open a public hearing for the proposed 2022 MRMD Budget. The motion was seconded and approved by unanimous vote of directors present. There being no public testimony, a motion was made to close the public hearing, the motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution MRMD 21-05 Adopting MRMD 2022 Budget and Certifying Mill Levies: A motion was made to adopt Resolution MRMD 21-05. The motion was seconded and approved by unanimous vote of directors present.

### Consider Proposed MRMD 2018 Subdistrict 2022 Budgets

## RECORD OF PROCEEDINGS

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- Conduct Public Hearing on Proposed MRMD 2018 Subdistrict 2022 Budget: A motion was made to open a public hearing for the proposed 2022 MRMD 2018 Subdistrict Budget. The motion was seconded and approved by unanimous vote of directors present. There being no public testimony, a motion was made to close the public hearing, the motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution MRMD 21-06 Adopting MRMD 2018 Subdistrict 2022 Budget and Certifying Mill Levies: A motion was made to adopt Resolution MRMD 21-06. The motion was seconded and approved by unanimous vote of directors present.

### Consider Proposed MSMD Budget and Fees

- Conduct Public Hearing on Proposed MSMD 2020 Budget Amendments, Proposed 2021 Budget Amendments, and Proposed 2022 MSMD Budget, and Proposed MSMD 2022 Fee Schedule: A motion was made to open a public hearing for the referenced items. The motion was seconded and approved by unanimous vote of directors present. There being no public testimony, a motion was made to close the public hearing, the motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution MSMD 21-10 Adopting Amended MSMD 2020 Budget: A motion was made to adopt Resolution MSMD 21-10, the motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution MSMD 21-11 Adopting Amended MSMD 2021 Budget: A motion was made to adopt Resolution MSMD 21-11, the motion was seconded and approved by unanimous vote of directors present.
- Adopt Resolution MSMD 21-12 Adopting MSMD 2022 Budget, Approving 2022 Fee Schedule, and Certifying Mill Levies: A motion was made to adopt the Resolution MSMD 21-12, the motion was seconded and approved by unanimous vote of directors present.
- Ratify approval of loan documents presented at the Special Meeting of December 1, and consider approval of the Placement Agent Agreement: A motion to ratify approval of loan documents presented at the December 1 Special Meeting and to approve the Placement Agent Agreement pending several edits was made, seconded and approved by unanimous vote of directors present.

# RECORD OF PROCEEDINGS

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## 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 116-117 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 118 of the Board Packet.

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

- Introduction of staff with appreciation for all the hard work that went into the December Board Packet.
- We will be filing all required documents with DOLA before the deadlines.
- We are purchasing the water tank from Woodmen Hills for \$300,000.00. There are some issues with the easement on the property, but we should be able to get the bill of sale to Mr. Gabrielski by the next Board Meeting.

## Developer Items

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

- Rolling Hills Ranch 2 – underground work is in process. Roads and sidewalks should be completed sometime in the spring of 2022. 244 lots should be ready by July 2022.
- Rolling Hills Ranch 3 – 299 lots should be available sometime between end of summer to November 2022.
- Cost and shipping of supplies has been an issue. It is causing some delays.

## 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. Section 24-6-402(4)(e) to instruct negotiators and develop negotiating positions regarding potential terms for sale of MSMD capacity in Cherokee Wastewater Treatment Plant. A motion was made, seconded and was approved by unanimous vote of directors present to close the executive session.

In open session, the following motion was made, seconded, and approved by unanimous vote of the directors present to:

## RECORD OF PROCEEDINGS

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To offer for sale 1552 Single Family Equivalents of wastewater treatment capacity to Classic Homes with a date of not later than December 23, 2021 for an acceptance of said offer and if Classic should fail to accept the offer by December 23, then the sale of the capacity is to be offered to other interested parties.

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) regarding personnel issues related to General Manager annual performance review, salary, and benefits. The General Manager was notified of his right to have the discussion in open session and he stated that he would waive such right. A motion was made, seconded and approved by unanimous vote of directors present to close the executive session.

In open session, the following motion was made, seconded, and approved by unanimous vote of the directors present to:

Award District General Manager Nikkel a 7 percent cost of living and merit salary increase and a \$5,000 bonus.

### **Adjournment**

There being no further business to come before the Board, the President adjourned the meeting at 12:52 p.m.

The next regular meeting of the Boards is scheduled for January 5, 2022 at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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Secretary for the Meeting



Meridian Service Metropolitan District										
2021 Tap Report										
Counts	Date	Tap Receipt No.	Service Address	Filing #	Lot #	Builder	Tap Amt Paid	Meter Amt Paid	Check No.	Monthly Totals
223	12/2/2021	3465	10774 Rolling Peaks Dr	Rolling Hills Ranch 1	232	ZRH Construction	\$18,000.00	\$625.00	Epymnt:P21113002 - 7649553	
224	12/2/2021	3466	10775 Rolling Peaks Dr	Rolling Hills Ranch 1	265	ZRH Construction	\$18,000.00	\$625.00	Epymnt:P21113002 - 7649553	
225	12/14/2021	3467	13187 Parkland Dr	Rolling Hills Ranch 1	110	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
226	12/14/2021	3468	13177 Parkland Dr	Rolling Hills Ranch 1	111	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
227	12/14/2021	3469	13167 Parkland Dr	Rolling Hills Ranch 1	112	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
228	12/14/2021	3470	13157 Parkland Dr	Rolling Hills Ranch 1	113	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
229	12/14/2021	3471	13147 Parkland Dr	Rolling Hills Ranch 1	114	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
230	12/14/2021	3472	13137 Parkland Dr	Rolling Hills Ranch 1	115	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
231	12/14/2021	3473	13127 Parkland Dr	Rolling Hills Ranch 1	116	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
232	12/14/2021	3474	13117 Parkland Dr	Rolling Hills Ranch 1	117	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
233	12/14/2021	3475	13107 Parkland Dr	Rolling Hills Ranch 1	118	Tralon Homes	\$18,000.00	\$625.00	Ck #10000-00060250	
234	12/28/2021	3476	12830 Granite Ridge Dr	Stonebridge 4	144	Campbell Homes	\$18,000.00	\$625.00	Epymnt:P21122702-0103938	
235	12/28/2021	3477	10782 Rolling Peaks Dr	Rolling Hills Ranch 1	233	ZRH Construction	\$18,000.00	\$625.00	Check #1272	
236	12/28/2021	3478	10783 Rolling Peaks Dr	Rolling Hills Ranch 1	264	ZRH Construction	\$18,000.00	\$625.00	Check #1272	
237	12/29/2021	3479	12685 Granite Ridge Dr	Stonebridge 4	35	Century Land Holdings	\$18,000.00	\$625.00	Check #499033	
238	12/29/2021	3480	12677 Granite Ridge Dr	Stonebridge 4	36	Century Land Holdings	\$18,000.00	\$625.00	Check #499034	
239	12/29/2021	3481	12669 Granite Ridge Dr	Stonebridge 4	37	Century Land Holdings	\$18,000.00	\$625.00	Check #499035	
240	12/29/2021	3482	12670 Granite Ridge Dr	Stonebridge 4	99	Century Land Holdings	\$18,000.00	\$625.00	Check #499036	
241	12/29/2021	3483	10456 Summer Ridge Dr	Rolling Hills Ranch 1	49	Century Land Holdings	\$18,000.00	\$625.00	Check #499037	
242	12/29/2021	3484	10462 Summer Ridge Dr	Rolling Hills Ranch 1	50	Century Land Holdings	\$18,000.00	\$625.00	Check #499038	
243	12/29/2021	3485	10468 Summer Ridge Dr	Rolling Hills Ranch 1	51	Century Land Holdings	\$18,000.00	\$625.00	Check #499039	
244	12/29/2021	3486	10474 Summer Ridge Dr	Rolling Hills Ranch 1	52	Century Land Holdings	\$18,000.00	\$625.00	Check #499040	
245	12/29/2021	3487	10480 Summer Ridge Dr	Rolling Hills Ranch 1	53	Century Land Holdings	\$18,000.00	\$625.00	Check #499041	
246	12/29/2021	3488	10486 Summer Ridge Dr	Rolling Hills Ranch 1	54	Century Land Holdings	\$18,000.00	\$625.00	Check #499042	
247	12/29/2021	3489	10492 Summer Ridge Dr	Rolling Hills Ranch 1	55	Century Land Holdings	\$18,000.00	\$625.00	Check #499043	
248	12/29/2021	3490	10498 Summer Ridge Dr	Rolling Hills Ranch 1	56	Century Land Holdings	\$18,000.00	\$625.00	Check #499044	
249	12/29/2021	3491	11330 Palmer Peak Pl	Estates at Rolling Hills Ranch 1	7	Campbell Homes	\$18,000.00	\$625.00	Check #24676	
250	12/29/2021	3492	12657 Windingwalk Dr	Windingwalk 1	208	Campbell Homes	\$18,000.00	\$625.00	Check #24677	
251	12/29/2021	3493	9957 Meridian Hills Tr	Stonebridge 4	139	Covington Homes	\$18,000.00	\$625.00	Wire/#211229176549	29 December

Meridian Service Metropolitan District  
 2021 Tap and Meter Set Additional Fees Collected

(Initial) Tap Purchase Date	Tap Receipt No.	Service Address	Builder	Tap Fee Paid At Time of Purchase	Meter Set Fee Paid At Time of Purchase	Additional Tap Fees Due (Per Current Fee Schedule)	Additional Meter Set Fee Due (Per Current Fee Schedule)	Date Paid	Total Additional Amount Collected Prior to Meter Set	
2/27/2020	2953	9615 Vistas Park Dr	David Weekley Homes	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	6/7/2021	\$ 1,025.00	
5/18/2018	2481	9802 Emerald Dr	Campbell Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	6/9/2021	\$ 3,085.00	
5/21/2018	2488	13679 Evening Sky Dr	David Weekley Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	6/22/2021	\$ 3,085.00	
8/30/2018	2577	12979 Stone Valley Dr	Campbell Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	6/25/2021	\$ 3,085.00	
9/13/2019	2801	10005 Golf Crest Dr	Covington Homes	\$ 16,000.00	\$ 575.00	\$ 2,000.00	\$ 50.00	6/29/2021	\$ 2,050.00	
6/12/2020	3075	9803 Fairway Glen Dr	Campbell Homes	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	6/30/2021	\$ 1,025.00	\$13,355.00 June 2021
2/15/2019	2701	9853 Emerald Vistas Dr	Campbell Homes	\$ 16,000.00	\$ 575.00	\$ 2,000.00	\$ 50.00	7/21/2021	\$ 2,050.00	
5/21/2018	2489	13667 Evening Sky Dr	David Weekley Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	7/26/2021	\$ 3,085.00	\$5,135.00 July 2021
2/27/2020	2949	9647 Vistas Park Dr	David Weekley Homes	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	8/16/2021	\$ 1,025.00	
11/9/2018	2614	10017 Golf Crest Dr	Covington Homes	\$ 17,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	8/24/2021	\$ 3,085.00	\$4,110.00 August 2021
5/21/2015	2490	13655 Evening Sky Dr	David Weekley Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	9/13/2021	\$ 3,085.00	
8/27/2020	3136	12892 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3137	12900 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3139	12916 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3138	12908 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3140	12924 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3141	12932 Stone Valley Dr	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	
8/27/2020	3142	13118 Stoney Meadows Way	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	9/21/2021	\$ 1,025.00	\$10,260.00 Sept 2021
2/15/2019	2695	12948 Stone Valley Dr	Campbell Homes	\$ 16,000.00	\$ 575.00	\$ 2,000.00	\$ 50.00	10/19/2021	\$ 2,050.00	
5/17/2019	2732	9793 Emerald Vista Dr	Campbell Homes	\$ 16,000.00	\$ 575.00	\$ 2,000.00	\$ 50.00	10/19/2021	\$ 2,050.00	
11/9/2018	2613	13178 Stone Peaks Way	Covington Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	10/20/2021	\$ 3,085.00	\$7,185.00 Oct 2021
8/28/2020	3143	13128 Stoney Meadows Way	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	11/3/2021	\$ 1,025.00	
5/1/2015	1697	13437 Park Meadows Dr	Reunion Homes	\$ 13,500.00	\$ 475.00	\$ 4,500.00	\$ 150.00	11/8/2021	\$ 4,650.00	
8/27/2020	3155	13107 Stoney Meadows Way	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	11/10/2021	\$ 1,025.00	
8/27/2020	3156	13117 Stoney Meadows Way	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	11/10/2021	\$ 1,025.00	
8/27/2020	3157	13127 Stoney Meadows Way	Century Communities	\$ 17,000.00	\$ 622.00	\$ 1,000.00	\$ 25.00	11/10/2021	\$ 1,025.00	
2/21/2018	2377	912 Emerald Vista Dr	Campbell Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	11/15/2021	\$ 3,085.00	\$11,835.00 Nov 2021
5/30/2019	2765	13035 Stone Valley Dr	Campbell Homes	\$ 16,000.00	\$ 575.00	\$ 2,000.00	\$ 50.00	12/8/2021	\$ 2,050.00	
8/10/2018	2560	9958 Golf Crest Dr	Covington Homes	\$ 15,000.00	\$ 540.00	\$ 3,000.00	\$ 85.00	12/28/2021	\$ 3,085.00	
11/24/2020	3207	12577 Granite Springs Pl	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	12/30/2021	\$ 1,025.00	
11/24/2020	3213	12541 Granite Springs Pl	Century Communities	\$ 17,000.00	\$ 600.00	\$ 1,000.00	\$ 25.00	12/30/2021	\$ 1,025.00	\$7,185.00 Dec 2021
<b>2021 Total</b>									<b>\$ 59,065.00</b>	

**Meridian Service Metropolitan District**  
**Vendor Payment Register Report - Summary**  
**Finance Committee - Interim Payments**  
**December 22, 2021**

<u>Date</u>	<u>Payment Type</u>	<u>Vendor</u>	<u>Amount</u>
12/22/21	Check	Amazon Capital Services	\$ 3,797.27
12/22/21	ePayment	American Portable Services Inc.	\$ 98.00
12/22/21	Check	Aqueous Solution Inc.	\$ 926.25
12/22/21	Check	Badger Meter	\$ 8,012.48
12/22/21	ePayment	Browns Hill Engineering & Controls, LLC	\$ 120.00
12/22/21	ePayment	Cherokee MD	\$ 351,619.86
12/22/21	Check	Club Automation, LLC	\$ 18.48
12/22/21	Vendor Direct	Comcast - MRRC	\$ 413.74
12/22/21	Vendor Direct	Comcast - Office	\$ 309.30
12/22/21	Check	CSDPL-Colo Special Districts Prop & Liab	\$ 132,167.00
12/22/21	Check	Discount Tire	\$ 726.00
12/22/21	Vendor Direct	El Paso County Public Health	\$ 273.00
12/22/21	Check	Every Child's Santa	\$ 600.00
12/22/21	Check	Frazee Construction Co.	\$ 9,250.00
12/22/21	Check	Front Range Winwater	\$ 369.15
12/22/21	Check	Grainger	\$ 484.48
12/22/21	Check	HelloSpoke	\$ 686.18
12/22/21	Check	Hobby Lobby	\$ 290.46
12/22/21	Check	Linda Beth Aldrich	\$ 79.81
12/22/21	Check	Meineke	\$ 43.94
12/22/21	Check	Mug-A-Bug Pest Control	\$ 62.00
12/22/21	Check	MVEA	\$ 56,603.31
12/22/21	Vendor Direct	O'Reilly Automotive	\$ 264.74
12/22/21	Check	Ross Electric-Enterprise, Inc.	\$ 2,359.17
12/22/21	Check	Shops at Meridian Ranch, LLC	\$ 3,662.74
12/22/21	Vendor Direct	Waste Management of Colorado Springs	\$ 497.15
12/22/21	Check	Weisburg Landscape Maintenance	\$ 15,317.78
<b>Total Payments</b>	<b>27</b>	<b>Total Amount of Payments</b>	<b>\$ 589,052.29</b>

## MSMD Operations Report for December 2021

As December ends, water demand and production continue to hover around 350 gallons per minute. LFH-1 is back in the ground but still needs additional effort prior to bringing that well site water into the system. Guthrie Ranch wells were off during most of December but were turned on during the last week to rest MSMD on-site wells. The new chloring analyzers continue to provide a steady more reliable reading. Water operations completed the monthly Bac-T and second half of the year Lead and Copper sampling per CDPHE requirements. Monthly water meter reading and water usage was performed on 12-29-21. December also saw an increase in utility locates and a slight increase in new home water and sewer inspections. A cellular cradle point was installed at well site #6 due to continued intermittent communication issues. Latigo well site will also have a cellular cradle point installed to help improve communication abilities in January 2022.

Parks and drainage continued weekly pond inspections and removed trash collected in the drainage channels as needed. Work began on December 2<sup>nd</sup> installing a drainage pipe to help shed pooling ground water and running across the sidewalk at the northeast corner of Stapleton and Lambert Drive. By mid-month installation was complete minus reseeding disturbed soil. As of December 28, 2021, the sidewalk remains free of water or ice.

Staff performed weekly infiltration gallery inspections and recorded water level logging data. Monthly flow measurement and calculations taken on 12-21-21. Minimal moisture continues to keep water levels down. Continuous monitoring equipment will be installed at the Winding Walk and Vistas infiltration pits in January of 2022.

The irrigation pond intake remains plugged and the temporary bypass fill line able to maintain golf course irrigation water demand. A floating intake installation is underway but requires draining the pond and installing a float for the intake. The pond level remains low for future repairs. The faulty aeration fountain motor has arrived and staff will complete installation when the ice melts.

Wastewater operations staff completed weekly composite sampling and drop off to Cherokee for testing. Weekly Hydrogen Sulfide (H<sub>2</sub>S) and Total Dissolved Solids (TDS) samples were collected during weekly sewer flow meter inspections. The combo vacuum truck emptied the filter plant sewer manhole the week before Thanksgiving. A factory tech from Macrometer was onsite on 11-9-21 and determined the flow read discrepancy is due to interference from automatic valves near the flow meter sensor. Staff have received the parts needed to move the flow meter and will complete installation in January 2022. Cherokee is aware of the issue and in the interim, the force main flow meter will be used for O&M treatment billing purposes. Falcon lift station chemical continues to track accordingly based on injection rates. A storage shed approved in the 2021 budget was completed during the last couple weeks of December. Items currently in the blower/mechanical room will be sorted and moved into the new shed as plans for flow equalization and aeration are on the forefront.

Upcoming or continued water tasks:

- ~~Monthly meter reading (completed 8-26-21, 9-28-21, 10-26-21, 11-29-21, 12-29-21)~~
- ~~3<sup>rd</sup> Quarter monitoring and sampling (completed)~~
- ~~Well site #7 test (work continues week of Sept. 9<sup>th</sup>)~~
- ~~Latigo and well site #8 raw water bypass cut in (completed)~~
- ~~Annual generator service (completed 10-26-21)~~
- ~~New chlorine monitors programming (completed 10-28-21)~~
- ~~Filter plant fiber switch over from cellular (completed week of 10-18-21).~~
- ~~Fourth quarter sampling including lead and coppers due in December (completed)~~

Upcoming or continued parks and drainage:

- Continue irrigation repairs/testing (in progress)
- ~~Annual backflow testing (completed)~~
- ~~Irrigation winterization (completed 11-11-21)~~
- Continue fence repairs (in progress)
- Mulch/rock replacement in planter beds (in progress)
- Dead tree removal (in progress)

Upcoming or continued wastewater tasks:

- Sewer force main air vac maintenance/vault inspections (in progress)
- ~~Sewer force main flow meter replacement (completed)~~
- ~~Lift station bar screen repair (completed)~~
- Infiltration pit maintenance (pending weather, in progress)
- Infiltration pit logger installs (2) (pending weather, in progress)
- Begin recruitment for vacant wastewater position (in progress)
- ~~Annual generator service (completed 10-26-21)~~

## January 5th, 2022 Recreation Board Report

### Usage Numbers December 1-28, 2021

Total Attendance – 8730

Group Ex – 599 participants. Of those we received \$563 from non-members

Childcare attendance – 279

Parties – 5 Birthdays

Revenue collected - **\$8,741.00**

### Pulse Check:

The recreation center had slightly less check in's this month, but we felt busier as the court and weight floor saw much more use with the younger generation. Group exercise classes saw a decline to do instructor vacations and time off for the holidays.

Indoor soccer wrapped up on December 18<sup>th</sup> and we immediately moved into youth basketball registration. Registrations have been strong, and we will begin the league mid-January. Swim lessons resume in January and registrations have been underway. Active older adult weekday games are beginning in January, and I have worked with a member to schedule a time that works for the group.

The front desk lobby remodel schedule has been approved and work will begin in January with most items being completed the first week of February. The countertops will take 4-6 weeks after the desk is complete and final walk throughs will be in March. We are working with the contractor for alternative check in location and flow, and operations will continue.

# WOODMEN HILLS

METROPOLITAN DISTRICT

## Bill of Sale

### Item, Make, and Description of 2-Million-gallon Tank:

Advance Tank and Construction CO.

AWWA D100 - Sect.14

Year Built: 2002

Diameter: 93'-0"

Height: 40'-0"

NOM. Capacity Gallon: 2 M.G.

Material: Steel painted inside/out

Sale price offered to Meridian Service Metropolitan District: \$350,000.00

Counteroffer from Meridian Service Metropolitan District: \$300,000.00

Formal Acceptance from Woodmen Hills Metropolitan District: Accept offer from Meridian Service Metropolitan District of \$300,000.00

### Terms of Sale

Sale "AS-IS" with the following exception(s) excluded from sale for Woodmen Hills to collect:

1. Removal of SCADA and monitoring equipment, i.e., SCADA cabinets, solar system, radio equipment and pole.
2. 3 lock(s), 1 key lock on gate and 2 combo locks on the ladder rack and top hatch.

Collecting of funds to be via wire transfer of the sum \$300,000.00 to Woodmen Hills Metropolitan District

WHMD Authorization Representative of sale: 3056 Date: 12/08/21  
WHMD Authorization Representative of sale: [Signature] Date: 12/08/21

MSMD Authorize Representative of receiving: [Signature] Date: 12/20/2021  
MSMD Authorize Representative of receiving: \_\_\_\_\_ Date: \_\_\_\_\_