

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)

Held: July 13, 2022, 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, Asst. Secretary/Treasurer (via videoconference)
Mike Fenton, Asst. Secretary/Treasurer
Robert Guevara, Asst. Secretary/Treasurer

The following Directors were excused:

Wayne Reorda, Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Eileen Krauth; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Bill Flynn; Biggs Kofford
Lisa Mayers; Spencer Fane
Tom Kerby; Tech Builders
Clyde Waldrop; Resident
Michelle Waldrop; Resident
Judy Taylor; Resident
Henry Taylor; Resident
Paul Riedel; Resident
Kadija Riedel; 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 10:02 a.m. A motion was made to excuse the absence of Director Reorda. The motion was seconded and approved by unanimous vote of Directors present.

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

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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** There were none.
- Approve Minutes** The Board reviewed the June 8, 2022, 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** Presentation of the 2021 Audit for MRMD: Mr. Flynn, auditor with Biggs Kofford, reviewed the 2021 audit. He noted that it was an unmodified, clean audit. Director Guevara asked about the payment schedule for the MRMD bonds. After a discussion about the payment schedule, Director Gessner suggested setting a meeting to discuss at a later date. Director Guevara suggested that it be added to the August agenda. The Board unanimously agreed to allow Biggs Kofford to file the audit with the State by the July 31st deadline.
- Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:
MRMD: 02364-02365 totaling \$8,316.63
- Director Guevara indicated that he does not wish to be paid for Board service and requested to have his check for the previous board meeting voided or donated and no future checks issued. Ms. Mayers asked that he submit his request in writing.
- A motion was made and seconded to approve the MSMD payment of claims as presented. The motion approved by unanimous vote of Directors present.
- Developer Items** Mr. Nikkel reported on plans for developer-financed improvements as the District moves towards buildout. The District will work with Piper Sandler to determine how to finance a second recreation center, make improvements to the current recreation center, and provide more wells. Mr. Nikkel indicated that in the following months more information will be provided.
- Mr. Guevara requested an update on the broken hydrant on Stone Valley. Mr. McCrory informed him that we are still waiting for parts due to supply chain issues.
- Mr. Guevara asked about the status of the builder Creekstone in Stonebridge. He is concerned about the safety of the unfinished buildings, and believes the area needs to be cleaned up. Mr. Nikkel said he would reach out and see if anyone will respond.

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Mr. Guevara inquired as to who is responsible for the landscaping in the area between the street and sidewalk in Meridian Ranch. He noticed an area on Morning Creek that didn't have landscaping fabric underneath the rocks being installed. Mr. Nikkel asked Mr. Kerby to investigate.

Director Items

Discussion of Meeting Dates and Times. Mr. Guevara stated that he conducted an informal, unscientific poll on social media to see if the residents preferred that board meetings be held in the evening instead of during the business day. He noted that, out of approximately 123 respondents (roughly 1% of Meridian Ranch residents), 114 preferred to hold meetings at 5:30 p.m. or later. This was not an official poll by MRMD nor MSMD and after discussion including the comment that very few residents attend the meetings regardless of the time held, a motion was made and seconded to continue with the current time. Directors Gabrielski, Gessner, and Fenton voted yes, Director Guevara voted no, and Director Reorda was excused. The motion was approved by majority vote of directors present.

Legal Items

There were none.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 10:48 a.m.

The next regular meeting of the Board is scheduled for August 3, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting