

# 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:** April 6, 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  
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  
Beth Aldrich; 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  
Tobi Bagley; Meridian Service Metro District  
Carrie Billingsly; Meridian Service Metro District (via videoconference)  
Karrie Dean; Meridian Service Metro District (via videoconference)  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders  
Robert Guevara; Resident (via videoconference)

**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 10:01 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 approve the agenda. The motion was seconded and approved by unanimous vote of directors present.

**Visitor Comments** There were none.

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**Approve Minutes** The Board reviewed the March 2, 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** Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for February 2022. 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 March 2022 Tap Fee Report: Ms. Coe reviewed the March 2022 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: 02337-02345 totaling \$10,853.10

Interim: Bill.com payments for ratification totaling \$197,188.40

MSMD: Bill.com Payments totaling \$179,310.76

A motion was made and seconded to approve the MSMD payment of claims. The motion was 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 noted the Finance Committee met on March 23, 2022 and gave a summary of the Finance Committee Report on page 11 of the packet. The March Interim payments were reviewed and signed by Director Gabrielski and Director Reorda (in Director Sauer's absence).

## **Operations & 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 16-24 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 25-26 of the Board Packet. Mr. Kozlowski also noted:
  - Director Gabrielski wanted to revisit the financing for the replastering of the outdoor pool.
  - A resident, Mr. Guevara, expressed concern about the closing procedures at the Recreation Center.

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- Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:
  - We are very pleased with the two new employees that we have hired, but there are still several positions to fill.
  - Working with Woodmen Hills on more effective communication concerning financial matters.
  - Replacement Plan related to effluent from Cherokee Plant was submitted and recognized.

### Action Items:

1. Consider and Approve Agreement for Falcon Freedom Day Firework Show: A motion was made and seconded to approve the Falcon Freedom Day Firework Show contract. The motion was approved by unanimous vote of directors present.
2. Consider and Approve Revisions to Meridian Service General Construction Notes for Water and Sanitary Sewer construction within Sanctuary at Meridian Ranch: A motion was made and seconded to approve the Meridian Service general construction notes for water and sanitary sewer construction with Sanctuary at Meridian Ranch. The motion was approved by unanimous vote of directors present.
3. Consider and Approve Lease Agreement with GTL for District Office: A motion was made and seconded to approve an extension of the lease agreement for three years. The motion was approved by unanimous vote of directors present.
4. Consider and Approve Renewal of Annual Agreement for Bill.com Services: A motion was made and seconded to approve the annual renewal for Bill.com Option two. The motion was approved by unanimous vote of directors present.

### **Developer Items**

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

- The county design of the Rex Road and Meridian Road is nearly complete. When the design is approved, GTL will put the project out to bid with anticipated installation in summer 2022.
- The county is coordinating the design and construction of the Eastonville road improvements with the Grandview development. The county will be responsible for the construction from Snaffle Bit Road to Londonderry Drive and the developers of Grandview will be responsible

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for the construction from Londonderry north to Rex Road. There is no anticipated construction date.

### 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(b) to confer with attorney for the district for the purpose of receiving legal advice regarding letter of intent for sale of wastewater treatment capacity.

A motion was made, seconded and approved by unanimous vote of directors present to close the executive session.

In open session, the following motions were made, seconded and approved by unanimous vote of directors present:

A motion was made, seconded and approved by unanimous vote of directors present to waive conflict of interest with Spencer Fane in regard to the negotiations for a potential sale of wastewater treatment capacity.

A motion was made, seconded and approved by unanimous vote of directors present to grant a sixty-day extension for the payment of outstanding Sterling Ranch Metropolitan District 2021 Tap Fees to May 31, 2022.

### Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 12:35 p.m.

The next regular meeting of the Boards is scheduled for May 4, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

  
Secretary for the Meeting