

**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, June 4, 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 [Join the meeting now](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 893 902 426#**

**I. ADMINISTRATIVE ITEMS:**

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve May 7, 2024, Regular Board Meeting Minutes (enclosure) ***Pages 3-5***
- 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 6-10***
- B. Consider and Approve Payment Request from Meridian Service Metropolitan District for \$175,000 of the budgeted \$350,000 for management services.

**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, July 2, 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:** May 7, 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:

Jennette Coe; Meridian Service Metro District  
Eileen Krauth; Meridian Service Metro District  
Phyllis Brown; CRS (via audio conference)  
Andrea Marion; CRS (via audio conference)  
John Chmil; Lyons Gaddis (via audio conference)  
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** 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.

Director Guevara moved to show Director Flood as unexcused should he not arrive at the meeting in time to participate in the business of the Board. The motion was seconded and approved by unanimous vote of the Directors present.

**Approve Minutes** The Board reviewed the April 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.

Ryan Flood arrived at the meeting at 5:33PM.

## RECORD OF PROCEEDINGS

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**Visitor Comments** Calley Wenzel asked how a resident might go about getting permission for a little free library on their property. Board members recommended the resident contact the DRC for information.

**Action Item:** There were none.

**Financial Items** MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Ms. Brown reviewed the cash position summary and first quarter financial reports. Director Guevara asked Mr. Nikkel about whether he disagreed with DOLA's population numbers for Conservation Trust Fund distributions; Mr. Nikkel noted that he agreed with their population figures. 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 claims presented for approval at this meeting represented by check numbers 2513-2517 totaling \$1,986.90. A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.

Consider and Approve Payment Request from Meridian Service Metropolitan District for \$175,000 of the budgeted \$350,000 for management services. Director Guevara moved that the Board not approve this request. Director Paul seconded the motion. Directors Guevara, Paul, and Wenzel voted yes; Director Flood abstained from voting; and Director Reorda voted no. The motion carried and the request was not approved. After the vote, Director Guevara requested that the minutes of the meeting reflect that he felt the staff of the service district had been uncooperative as it related to this item.

**Developer Items** There were no developer updates.

**Director Items** Ms. Pacheco noted that she had experienced difficulties seeing oncoming traffic over the barricades at the Rex & Meridian intersection project; Director Guevara recommended she submit her concerns to El Paso County on the project's website.

Director Guevara asked several questions relating to pavement quality and noted that he had collaborated with a County Commissioner to move a road improvement project within the district forward.

**Legal Items** Director Guevara moved to go into closed 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

## RECORD OF PROCEEDINGS

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therefrom. The motion was seconded and approved by unanimous vote of Directors present, with Director Reorda abstaining and not participating in the executive session due to his role on the Meridian Service Metro District Board of Directors. At the conclusion of the executive session, a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session.

### **Adjournment**

There being no further business to come before the Board, the President adjourned the meeting at 6:34 p.m.

The next regular meeting of the Board is scheduled for June 4, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

\_\_\_\_\_  
Secretary for the Meeting

System: 5/28/2024 9:08:38 AM  
 User Date: 5/28/2024

Meridian Ranch Metropolitan Di  
 VENDOR CHECK REGISTER REPORT  
 Payables Management

Page: 1  
 User ID: nbaile

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	6/4/2024
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
02518	CRS	CRS of Colorado	6/4/2024	WF CHECKING	PMCHK00000314	\$6,707.23
02519	MICHAEL PAUL	Michael Paul	6/4/2024	WF CHECKING	PMCHK00000314	\$184.70
02520	RICHARD WENZEL	Richard Wenzel	6/4/2024	WF CHECKING	PMCHK00000314	\$184.70
02521	GUEVARA ROBERT	Robert Guevara	6/4/2024	WF CHECKING	PMCHK00000314	\$184.70
02522	RYAN FLOOD	Ryan Flood	6/4/2024	WF CHECKING	PMCHK00000314	\$184.70
02523	REORDA	Wayne Reorda	6/4/2024	WF CHECKING	PMCHK00000314	\$184.70
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Total Checks:	6				Total Amount of Checks:	\$7,630.73
						=====

Batch ID: 04.2024  
 Batch Comment:  
 Trx Total Actual: 2  
 Batch Total Actual: \$6,707.23  
 Approved: No  
 Batch Error Messages:

Trx Total Control: 0  
 Batch Total Control: \$0.00  
 Approved By:

Batch Frequency: Single Use  
 Audit Trail Code: PMTRX00000341  
 Approval Date: 0/0/0000  
 Posting Date: 4/30/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001183	SUBDISTRICT 04.30.24	4/30/2024	CRS of Colorado	\$3,447.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-1450-610	Accounting & Management	PURCH	3,447.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	3,447.00
			3,447.00	3,447.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001184	04.30.24	4/30/2024	CRS of Colorado	\$3,260.23
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000	Accounting & Management	PURCH	3.23	0.00
10-3100-000	Accounts Payable	PAY	0.00	3.23
10-6100-000	Accounting & Management	PURCH	3,257.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	3,257.00
			3,260.23	3,260.23

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$6,707.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,707.23

Batch ID: 05.28.24  
 Batch Comment:  
 Trx Total Actual: 10 Trx Total Control: 0  
 Batch Total Actual: \$923.50 Batch Total Control: \$0.00  
 Approved: No Approved By:  
 Batch Error Messages: Approval Date: 0/0/0000  
 Posting Date: 5/31/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001173	REG MTG 05.07.24	5/7/2024	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	00000000000001179	TOWN HALL 05.14.24	5/14/2024	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	00000000000001174	REG MTG 05.07.24	5/7/2024	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	00000000000001180	TOWN HALL 05.14.24	5/14/2024	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	00000000000001177	REG MTG 05.07.24	5/7/2024	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	00000000000001178	TOWN HALL 05.14.24	5/14/2024	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	00000000000001176	REG MTG 05.07.24	5/7/2024	Richard Wenzel	\$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	00000000000001182	TOWN HALL 05.14.24	5/14/2024	Richard Wenzel	\$92.35
Description					

Distribution Errors:

Work Errors:

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	00000000000001175	REG MTG 05.07.24	5/7/2024	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

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001181	TOWN HALL 05.14.24	5/14/2024	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
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\$923.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$923.50
=====	=====	=====	=====	=====	=====	=====