RECORD OF PROCEEDINGS

MINUTES OF THE MEETING
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)

Held: August 4, 2026, 5:30 p.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Ryan Flood; President
Wayne Reorda; Vice President
Bill Gessner; Treasurer
Janet McMonigal; Secretary
Vacant; Asst. Secretary

Also present were:
Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Tobi Bagley; Meridian Service Metro District
Marcos Pacheco; CRS (via audio conference)
Christine McLeod; Haynie (via audio conference)
John Chmil; Lyons Gaddis (via audio conference)
Katy Houston; Red Energy
Jay Adams; Resident
Ben Sands; Resident
Wally Stearman; Resident

Call to Order A quorum of the Board was present, and the Directors confirmed their qualifications to serve. The meeting was called to order at 5:34 p.m.

Disclosure Matter Director Flood confirmed with the Board members that there were no new conflicts of interest.

Approve Agenda The Board reviewed the Agenda. A motion was made and seconded to amend the agenda to add Action Item B regarding the appointment to the open Director seat. The motion was approved by unanimous vote of Directors present.

Visitor Comments Director Gessner introduced Katy Houston with Red Energy to everyone and welcomed her to the meeting.

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Approve Minutes

The Board reviewed the July 7, 2026, 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.

The Board reviewed the July 21, 2026, Annual Town Hall Meeting Minutes and a motion was made and seconded to approve the minutes as presented. The motion was approved by unanimous vote of directors present.

GM Report

Ms. Coe noted that all items for her report were addressed elsewhere on the agenda.

Financial Items

Presentation of the 2025 Annual Audit by Haynie & Company and Ratification of Management's Submission of the Audit: Ms. McLeod with Haynie & Company presented the 2025 Annual Audit and reported that the audit identified no issues or concerns and resulted in a clean, unmodified opinion. A motion was made and seconded to ratify Management's submission of the 2025 Annual Audit. The motion was approved by unanimous vote of Directors present.

MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Unaudited Financial Statements: Mr. Pacheco reviewed the quarterly cash position summary and unaudited financial statements. A motion was made and seconded to accept the cash position summary and financial statements as presented. The motion was approved by a unanimous vote of Directors present.

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

MRMD: 2745-2752 totaling $28,917.46

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

Action Items:

Discussion and Consideration of a Town Hall Question-and-Answer Session Regarding the Proposed District Consolidation: Following discussion, the Board agreed to hold a Town Hall Question-and-Answer Session regarding the proposed District consolidation on Tuesday, October 13, 2026, at 7:00 p.m.

Developer Items

Mr. Guzman was not present. Director McMonigal reported that the owner of the Circle K property indicated that construction is expected to begin soon. The development is anticipated to include fuel sales, liquor sales, and potentially EV charging stations, with the possibility of a restaurant being added in the future.

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Director Items

Introductory Conversation with Potentially Interested Parties to Fill Board Vacancy: Three candidates introduced themselves and provided information regarding their backgrounds and qualifications. The Board asked questions of each candidate. Following discussion, Jay Adams was nominated to fill the Board vacancy. The voice vote carried in favor of Jay Adams, three to one.

Legal Items

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding potential merger/consolidation of MSMD/MRMD: Director Flood queried his fellow Board members and legal counsel about the need for the posted executive session to receive legal advice regarding potential merger/consolidation of MSMD /MRMD. No Board members nor legal counsel indicated a need to enter 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 7:05 p.m.

The next regular meeting of the Boards is scheduled for September 1, 2026, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting