

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, January 7, 2025
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: 409 111 461#

I. ADMINISTRATIVE ITEMS:

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve December 3, 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)
- G. Adopt Resolution No. MSMD 25-01 Calling Regular Election of Directors May 2025 (enclosure) **Pages 6-8**

II. FINANCIAL ITEMS:

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) **Pages 9-13**

III. ACTION ITEMS:

- A.

IV. DEVELOPER ITEMS:

- A. Verbal Report from Construction Manager

V. DIRECTOR ITEMS:

- A. Discuss potential for refinancing MRMD bank loan.
- B. 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:

Meridian Ranch Metropolitan District (MRMD)

Meridian Ranch Metropolitan District 2018 Subdistrict (MRMD 2018 Subdistrict)

Page 2 of 2

The next regular meeting of the Board is scheduled for Tuesday, February 4, 2025, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

RECORD OF PROCEEDINGS

**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: December 3, 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 (via audio conference)
Ryan Flood; Treasurer (via audio conference)
Richard Wenzel; Secretary
Wayne Reorda; Assistant Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
John Chmil; Lyons Gaddis (via audio conference)
Andre Manion; CRS (via audio conference)
Calley Wenzel; Resident
Pedro Hernandez; Resident
Ben Pacheco; Resident
Sharon Pacheco; 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.

Approve Minutes The Board reviewed November 5, 2024 Regular Meeting Minutes and November 12, 2024, Budget Workshop Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

Visitor Comments There were none.

RECORD OF PROCEEDINGS

- Financial Items**
- Approval of Payment of Claims: A motion was made and seconded to approve the MRMD payment of claims represented by check numbers 02567-02573 totaling \$6,232.45. The motion was approved by unanimous vote of Directors present.
- CRS Presentation of Proposed 2024 Amended and 2025 Proposed MRMD and MRMD 2018 Subdistrict Budgets: The Board declined the presentation considering that the budget was presented at a previous meeting and there were no new updates.
- Conduct Public Hearing on Proposed 2024 Amended and 2025 Proposed MRMD and MRMD Subdistrict Budgets: A motion was made and seconded to open the public hearing, and the motion was approved by unanimous vote of Directors present. There were no public comments relating to the 2024 amended or 2025 proposed budgets. A motion was made and seconded to close the public hearing, and the motion was approved by unanimous vote of Directors present.
- Consider and Adopt Resolution MRMD 24-06 Amending MRMD 2018 Subdistrict 2024 Budget: A motion was made and seconded to adopt the resolution, and the motion was approved by unanimous vote of Directors present.
- Consider and Adopt Resolution 24-07 Adopting MRMD 2025 Budget, Appropriations, and Certifying Mill Levies: A motion was made and seconded to adopt the resolution subject to final assessed values of the mill levies. The motion was approved by unanimous vote of Directors present.
- Consider and Adopt Resolution 24-08 Adopting MRMD 2018 Subdistrict 2025 Budget, Appropriations, and Certifying Mill Levies: A motion was made and seconded to adopt the resolution subject to final assessed values of the mill levies. The motion was approved by unanimous vote of Directors present.
- Action Items:** Adopt Resolution No. MRMD 24-09 Concerning Annual Administrative Matters For 2025: A motion was made and seconded to adopt the resolution, and the motion was approved by unanimous vote of Directors present.
- Developer Items** There were none.
- Director Items** Board President’s discussion and Q&A of current events that affect Meridian Ranch: Director Guvara asked the residents if they had any concerns or issues. A resident asked what the outcome was concerning the flooding that

RECORD OF PROCEEDINGS

happened 18 months ago. Staff explained that stormwater is the responsibility of El Paso County. A resident commented that they were very happy that the Rex Road and Meridian Road project was complete. A resident had questions about fees included in the utility bill. Staff explained how the utility bill is broken down.

Legal Items

Director Guevara moved to go into closed executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., 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 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. No action was taken coming out of executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 6:30 p.m.

The next regular meeting of the Board is scheduled for January 7, 2025 at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting

**RESOLUTION MRMD 25-01
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT AND
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT
CONCERNING REGULAR ELECTION TO BE HELD MAY 6, 2025**

WHEREAS, the Meridian Ranch Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict of the County of El Paso, State of Colorado (collectively, the “District”), is a duly organized and existing quasi-municipal corporation and political subdivision of the State of Colorado, existing and operating under and by virtue of the Constitution and laws of the State of Colorado, including but not limited to Parts 1 through 16 of Article 1 of Title 32, C.R.S., as amended (the "Special District Act"); and

WHEREAS, a regular election is to be held on the Tuesday succeeding the first Monday of May in every odd-numbered year, for the purpose of electing members to the Board of Directors of the Meridian Ranch Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict (collectively, the “Board”); and

WHEREAS, two (2) four-year terms shall be open at the regular election to be held on May 6, 2025, by the District; and

WHEREAS, accordingly, the Board of Directors of the District has determined to submit to the electors of the District, at the regular biennial local district election to be held on May 6, 2025, the election of directors; and

WHEREAS, a designated election official shall be appointed by the Board of Directors to be responsible for conducting the election.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Meridian Ranch Metropolitan District and Meridian Ranch Metropolitan District 2018 Subdistrict of the County of El Paso, State of Colorado:

1. That a regular election to be conducted by mail ballot be called and held within the District on Tuesday, the 6th day of May 2025, at which election the electors shall vote for up to two (2) Directors.
2. That the terms of office for Wayne Reorda and Robert Guvara shall expire following the regular election to be held on the 6th day of May 2025, and there are zero (0) vacancies on the Board.
3. That Sue Blair of Community Resource Services of Colorado, LLC is hereby appointed to serve as the Designated Election Official for the conduct of the election. The Designated Election Official is hereby granted the authority to undertake all reasonable actions that are necessary or convenient for the conduct of the election.
4. That the election shall be held and conducted in accordance with the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S., as supplemented by Const. Colo. Art. X, Sec. 20, the Uniform Election Code of 1992 as amended, the applicable Current Rules and Regulations Governing Election Procedures of the Secretary of State of the state of Colorado, and Title 32, Article 1, Part 8, Colorado Revised Statutes, C.R.S. 32-1-305.5, and other relevant Colorado and federal law (collectively, hereafter all such law and rules shall be

referred to as the "Relevant Law").

5. That a nomination for Director to serve for any designated vacancy shall be made by written self-nomination and acceptance form or letter and filed with the Designated Election Official not less than sixty-seven (67) days prior to the date of said election and that an affidavit of intent to be a write-in candidate for Director to serve for any designated vacancy shall be filed with the Designated Election Official not less than sixty-four (64) days prior to the date of said election.

6. That pursuant to the provisions of Section 1-13.5-513, C.R.S., as amended, if the only matter before the eligible electors is the election of persons to office and if, at the close of business on the sixty-third day before the election or any time thereafter, there are not more candidates than offices to be filled at the election, including candidates filing affidavits of intent, the Designated Election Official is authorized and instructed to cancel the election and declare the candidates elected. If the election is canceled, the Board of Directors by delegation to the Designated Election Official herein shall: (a) provide notice by publication of the cancellation of the election; (b) post a copy of the published notice at each polling location within the District, at the office of the Designated Election Official, and at the office of the clerk and recorder for each county in which the District is located; and (c) file a copy of the published notice with the Division of Local Government. The Board of Directors shall notify the candidates that the election was canceled and that they were elected by acclamation. If the election is canceled, the canvass board will not meet, and the Designated Election Official shall note the cancellation on the Certificate of Election and shall indicate which candidates were elected by acclamation.

7. That no person will receive a ballot in this election unless the person is an eligible elector of the District, as defined in Section 32-1-103(5), Colorado Revised Statutes.

8. That the Designated Election Official shall file within 30 days after the election, the results of election, including the business address, the telephone number, and the name of the contact person of the District with the Division of Local Government (C.R.S. 1-11-103(3), 32-1-104(1)).

9. That should any part or provision of this Resolution be adjudged unenforceable or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, it being the intention that the various provisions hereof are severable.

10. That all acts, orders, resolutions, or parts thereof, of the District that are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. That the provisions of this Resolution shall take effect immediately.

12. That all past actions taken by the District, its Board members individually and collectively, officers, agents, attorneys, and consultants directed toward the lawful conduct of the election were done in the best interests of the District and said actions are hereby ratified and confirmed as if originally taken with full authority.

13. That in the event of a conflict between this Resolution and Relevant Law, the Relevant Law shall control.

Adopted and approved this 7th day of January 2025.

MERIDIAN RANCH METROPOLITAN DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT

By: _____
Robert Guevara, President

ATTEST:

By: _____
Secretary/Treasurer

System: 12/23/2024 8:33:53 AM
User Date: 12/23/2024

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 1/7/2025 1/7/2025
Vendor ID First Last Checkbook ID First Last
Vendor Name First Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02575	CRS	CRS of Colorado	1/7/2025	WF CHECKING	PMCHK00000324	\$3,395.00
02576	LYONS GADDIS	Lyons Gaddis	1/7/2025	WF CHECKING	PMCHK00000324	\$2,006.00
02577	MICHAEL PAUL	Michael Paul	1/7/2025	WF CHECKING	PMCHK00000324	\$92.35
02578	RICHARD WENZEL	Richard Wenzel	1/7/2025	WF CHECKING	PMCHK00000324	\$92.35
02579	GUEVARA ROBERT	Robert Guevara	1/7/2025	WF CHECKING	PMCHK00000324	\$92.35
02580	RYAN FLOOD	Ryan Flood	1/7/2025	WF CHECKING	PMCHK00000324	\$92.35
02581	REORDA	Wayne Reorda	1/7/2025	WF CHECKING	PMCHK00000324	\$92.35
Total Checks:	7			Total Amount of Checks:		\$5,862.75

REVIEWED
 Imarsh , 1/2/2025 ,3:45:05 PM

Batch ID: 12.20.24

Batch Comment:

Trx Total Actual: 3

Batch Total Actual: \$5,401.00

Approved: No

Batch Error Messages:

Trx Total Control: 0

Batch Total Control: \$0.00

Approved By:

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000358

Approval Date: 0/0/0000
 Posting Date: 11/30/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001248	SUBDISTRICT 11.30.24	11/30/2024	CRS of Colorado Description	\$2,202.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-1450-610 X	Accounting & Management	PURCH	2,136.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	2,136.00
10-1450-615 X	Audit	PURCH	66.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	66.00
			2,202.00	2,202.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001249	11.30.24	11/30/2024	CRS of Colorado Description	\$1,193.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000 X	Accounting & Management	PURCH	1,039.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	1,039.00
10-6100-000 X	Accounting & Management	PURCH	66.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	66.00
10-6150-000 X	Audit	PURCH	88.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	88.00
			1,193.00	1,193.00

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001255	19939.000 11.30.24	11/30/2024	Lyons Gaddis Description	\$2,006.00

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6750-000 X	Legal	PURCH	2,006.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	2,006.00
			2,006.00	2,006.00

System: 12/23/2024 8:23:20 AM
User Date: 12/23/2024

Meridian Ranch Metropolitan Dis
PAYABLES TRANSACTION POSTING JOURNAL
Payables Management

Page: 2
User ID: nbaile

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$5,401.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,401.00

Batch ID: DEC2024

Batch Frequency: Single Use
 Audit Trail Code: PMTRX00000359

Batch Comment:

Trx Total Actual: 5

Trx Total Control: 0

Batch Total Actual: \$461.75

Batch Total Control: \$0.00

Approved: No

Approved By:

Approval Date: 0/0/0000

Batch Error Messages:

Posting Date: 12/20/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001250	REG MTG 12.03.24	12/3/2024	Robert Guevara	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 X	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	00000000000001251	REG MTG 12.03.24	12/3/2024	Michael Paul	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 X	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	00000000000001254	REG MTG 12.03.24	12/3/2024	Wayne Reorda	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 X	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	00000000000001253	REG MTG 12.03.24	12/3/2024	Richard Wenzel	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 X	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	00000000000001252	REG MTG 12.03.24	12/3/2024	Ryan Flood	\$92.35
			Description		

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 X	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
\$461.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$461.75