RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

Held: February 4, 2026, 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, Vice President
Tom Sauer, Treasurer
Wayne Reorda, Secretary
Allison Sands; Asst. Secretary

Also present were:

Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Amy Emerson; Meridian Service Metro District
Felina Daberko; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Sean Dearborn; Meridian Service Metro District
Lori Marsh; Meridian Service Metro District (via audio conference)
Roberta Bolton; Meridian Service Metro District (via audio conference)
Ron Fano; Spencer Fane
Cal Grahem; Tech Builders

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 10:00 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interest 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.

Administrative Consider and Approve Revisions to the MSMD Employee Handbook: Ms. Emerson reviewed the changes in the Employee Handbook with the Board. A Director raised questions regarding the vacation buyback policy. Following discussion, a motion was made and seconded to approve the Employee Handbook with the proposed changes to eliminate the vacation buyback policy. The motion was approved by unanimous vote of Directors present.

Consider and Approve Various Policies: Ms. Emerson presented the Water & Wastewater Certification Compensation policy. Following discussion, a motion was made and seconded to approve the Water & Wastewater Certification Compensation Policy. The motion was approved by unanimous vote of Directors present.

Visitor Comments There were none.

Approve Minutes The Board reviewed the January 7, 2026, Board Minutes and a motion was made, and seconded to approve the minutes. The motion was approved by unanimous vote of Directors present.

Financial Items Cash Position Summary and Financial Statements: Ms. Billingsly reviewed the cash position summary and monthly financial reports for December 2025. 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 2026 Tap Fee Report: MS. Billingsly reviewed the January Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Billingsly noted that the Finance Committee met on January 21st and gave a summary of the Finance Committee Report on page 62 of the packet. The January interim payments were reviewed and approved for payment by Director Gabrielski and Director Reorda.

Approval of Payment of Claims: Ms. Billingsly reviewed the updated claims presented for ratification and approval at this meeting:

Ratify: Interim Payments totaling $264,426.35

Approval: Current Payments totaling $940,158.06

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

Action Items: Consider and Approve Resolution Regarding Use of Parks & Grounds Fund: Following a brief explanation of the purpose of the presented resolution, a motion was made and seconded to approve the resolution regarding use of the Parks & Grounds Fund Policy. The motion was approved by unanimous vote of Directors present.

Consider and Approve Resolution Regarding Use of Recreation Fund: Following a brief explanation of the purpose of the presented resolution, a motion was made and seconded to approve the resolution regarding the use of the Recreation Fund Policy. The motion was approved by unanimous vote of Directors present.

Ratify Professional Services Agreement with Moore Engineering for Engineering Services: A motion was made and seconded to ratify the agreement with Moore Engineering. The motion was approved by unanimous vote of Directors present.

Consider and Approve Work Authorization with Moore Engineering for Capital Improvement Planning, Funding Review and Financial Plan for $81,900.00: A motion was made and seconded to approve the Work Authorization. The motion was approved by unanimous vote of Directors present.

Ratify Agreement for Landscaping Service for 12 months beginning March 2026 with Landscape Endeavors LLC for $691,680.92: A motion was made and seconded to ratify the agreement with Landscape Endeavors. The motion was approved by unanimous vote of Directors present.

Consider and Approve Proposals for Pond Maintenance and Repairs: A motion was made and seconded to approve the agreements with Rice & Rice for pond maintenance and repairs. The motion was approved by unanimous vote of Directors present.

Approval of Sale of Surplus Spin Bikes: A motion was made and seconded to approve the sale of the surplus Spin Bikes as outlined in discussion, list as single group for $8k, if needed separate into smaller groups/individual and if unable to sell consider donating them to a school, fire district, or other entity that could utilize them. The motion was approved by unanimous vote of Directors present.

Discussion regarding 4th of July Planning and Board Direction: Mr. Kozlowski provided an update on the 4th of July celebration plans, informing the Board that he was unable to secure a company to provide fireworks on either July 3rd or 4th due to prior bookings. The Board discussed alternative options and determined that an event would be planned without fireworks.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. Dearborn presented the water, sewer, and drainage operation reports which included information from page 98 of the Board Packet.
- Mr. Myszkowski presented the parks and grounds report which included information from page 99 of the Board Packet.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 100-101 of the Board Packet.

MSMD Capital Project Reports: Mr. Kozlowski presented the Fieldhouse update which included information on page 102 of the Board Packet.

Managers Verbal Report: Mr. Kozlowski provided a status report on the following matters:

- Director Gessner was appointed to fill the vacancy on the Ranch Board last night at the Meridian Ranch board meeting.

Developer Items Mr. Grahem gave a verbal report to the Board on the status of Meridian Ranch development activities with no major updates.

Director Items There were none.

Legal Items Executive Session Pursuant to C.R.S. 24-6-402-4(b) to Received Legal Advice Regarding Potential Merger/Consolidation of MSMD/MRMD: Director Gabrielski queried his fellow Board members and Mr. Fano about the need for the posted executive session to confer with the District's attorney to receive legal advice regarding potential merger/consolidation of MSMD/MRMD. No Board members nor their attorney indicated a need to enter into executive session. There was no motion to do so. Mr. Fano gave a brief update on the status of the pre-consolidation IGA that will be discussed at the March board meeting.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 11:17 a.m.

The next regular meeting of the Board is scheduled for March 4, 2026, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting