

# 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:** April 2, 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  
Richard Wenzel, Secretary  
Wayne Reorda, Assistant Secretary

The following Directors were absent:

Ryan Flood, Treasurer

Also present were:

Jennette Coe; Meridian Service Metro District  
Eileen Krauth; Meridian Service Metro District  
John Chmil; Lyons Gaddis (via audio conference)  
Ben & Sharon Pacheco; Residents  
Calley Wenzel; Resident  
Raul Guzman; Tech Builders (via audio conference)

**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 5:32 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 the March 5, 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.

**Visitor Comments** There were none.

**Action Item:** There were none.

# RECORD OF PROCEEDINGS

---

**Financial Items**      Approval of Payment of Claims: Ms. Coe reviewed the claims presented for approval at this meeting represented by check numbers 2507-2512 totaling \$6,678.84. A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.

**Developer Items**      Mr. Guzman provided updates on development activities in the District, including the upcoming opening of Rex Road, the status of perimeter fencing, a new park, and new model homes coming this summer. Director Guevara inquired of Ms. Coe whether the District was on track regarding tap fees; she reported it is. Director Guevara asked Mr. Guzman about his general outlook for the housing market, and Mr. Guzman reported it was slightly better than 2023, and that lots of new houses are selling right now.


**Director Items**      Directors Guevara noted that several residents had reported to him that, during the period of time the MRRC elevator was out of service, front desk staff had stated the reason it was not working was that the District didn't have the money. Ms. Coe will pass the feedback on to Mr. Kozlowski.

**Legal Items**      Director Guevara queried his fellow Board members and Mr. Chmil about the need for the posted 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 therefrom. No Board members nor their attorney 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 5:41 p.m.

The next regular meeting of the Board is scheduled for May 7, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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