

RECORD OF PROCEEDINGS

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

Held: September 14, 2022, 10:30 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Butch Gabrielski, President
Wayne Reorda, Secretary/Treasurer
Bill Gessner, Asst. Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District (via teleconference)
Debra Williams; Meridian Service Metro District (via teleconference)
Karrie Dean; Meridian Service Metro District (via teleconference)
Eileen Krauth; Meridian Service Metro District (via teleconference)
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders
Jeannie Zaccagnino; Resident
Adrian Vafides; Resident
Beverly Rossman; Resident
Ray Rossman; Resident
Clint Gibson; Resident
David Martin; Resident
Cindy Martin; 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 10:37 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

Approve Agenda The Board reviewed the Agenda. A motion was made to amend the agenda to include a Directors item to discuss releasing board members personal contact

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information. The motion was seconded and approved by unanimous vote of directors present.

Visitor Comments

Ms. Zaggagnino discussed her concerns about the landscaping along Rex Road. Mr. Nikkel suggested scheduling a time for District staff and any interested residents to meet at the specified area to discuss possible solutions.

Ms. Vafides asked the Board if it was possible to add parking spaces at the neighborhood parks. Director Gabrielski explained that the original concept for the development was that these would be neighborhood parks that the resident would walk to. Mr. Nikkel informed Ms. Vafides that there is going to be a new field house and we will be moving organized sports to that location, which will alleviate some of the parking issues. He also explained that we would not be able to add parking spaces to the existing parks due to the developer's agreement with and the requirements of El Paso County but would take it into consideration in the construction of any new parks.

Mr. Gibson is a Soccer coach and wanted to know if he could use the neighborhood parks for his soccer team's practice. Mr. Kozlowski explained that District rules generally preclude use of District parks for organized sports events. Director Gessner explained that the parks are for use by residents and their guests and are not open to the public for organized sports groups/teams to use. Residents pay for the upkeep, and organized sports would cause wear and tear that residents pay for. Director Gabrielski asked Mr. Kozlowski and staff to recommend possible rule changes to better clarify the rules and what constitutes prohibited organized sports in the parks.

Mr. Martin expressed concerns about the prairie grass being too tall and wanted to know if he is allowed to mow it. He also asked if residents are allowed to park on the street. Mr. Nikkel explained that we have the prairie grass because it is native to our area, and he is not allowed to mow it. Director Gessner also explained that the Colorado Legislature passed a law which prohibits HOAs from enforcing rules relating to parking on public streets if the vehicle is registered.

Approve Minutes

The Board reviewed the August 3, 2022, 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.

Financial Items

Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for July 2022. 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.

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Review 2022 Tap Fee Report: Ms. Coe reviewed the August 2022, Tap Fee Report with the Board for information only.

- Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting represented by check numbers:
Interim: Bill.com payments for ratification totaling \$501,653.40
MSMD: Bill.com payments totaling \$645,597.46

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

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on August 26, 2022, and she gave a summary of the Finance Committee Report on page 24 of the MSMD Board Packet. The August Interim payments were reviewed and signed by Director Gabrielski and Director Sauer.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. McCrory presented the water, sewer, parks and grounds, and drainage operation reports which included information from pages 25 and 26 of the MSMD Board Packet. Mr. McCrory also noted:
 - During August and September, Parks and Grounds have continued to focus on removing dead trees. Staff have waited to see which ones were going to survive before we cut them down and enough time has passed that we feel comfortable removing them. Decorative rock has been ordered and is due to arrive on Monday. The ponds and storm drains have been cleaned up from the storm damage.
 - The Sewer department cleaned and organized the storage shed, completed air-vac maintenance, and cleaned gravity sewer lines.
 - In the Water department, well LFH-3 was reinstalled after repairs and maintenance was completed. Having reached the allotment for the Guthrie alluvial one we have switched to alluvial two. The tank and filter plant expansion bypass tie-in are 90% complete.
- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from page 27 of the MSMD Board Packet. Mr. Kozlowski also noted:
 - Closure of the outdoor pool was necessary due to staffing shortage because of the start of the school year.

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Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- We continue to inform residents to contact the website and or call the office regarding questions and complaints and not social media as we do not monitor those sites.
- Staff is currently working on the 2023 budget.
- Mr. Fano, Ms. Coe, Mr. McCrory, and Mr. Nikkel are working on a new water sale agreement for the golf course with Woodmen Hills. There should be an item on the October Agenda.
- The replacement plan along with the model were submitted to the State of Colorado. We should receive a response within sixty days.
- We are taking bids tomorrow for the tank painting project. Hopefully we will be able to start sometime in October and finish before the cold weather arrives.

Action Items:

1. Consider and Accept Agreement with Lytle Water Solutions for design, and construction, observation, development, and testing of Latigo FLH Wells LFH-2P and LFH-3, \$79,265.00: A motion was made and seconded to accept the agreement with Lytle Water Solutions for the design and construction, observation, development, and testing of Latigo LFH wells LFH-2P and LFH-3 for \$79,265.00. The motion was approved by unanimous vote of Directors present.
2. Consider and Accept Agreement for Professional Services with Morgan Black for Brazilian Jiu Jitsu classes: A motion was made and seconded to accept the agreement for professional services with Morgan Black for Brazilian Jiu Jitsu classes. The motion was approved by unanimous vote of Directors present.
3. Consider and Accept request to have funds released to GTL Development for Repayment of developer advances and to accept the GTL offer to reduce the outstanding interest by the same amount: A motion was made and seconded to accept the release of funds to GTL Development for repayment of developer advances and to accept the GTL offer to reduce outstanding interest by the same amount. The motion was approved by unanimous vote of Directors present.
4. Consider and Accept Bill of Sale transferring ownership and maintenance of Meridian Road Sewer Line to FAWWA: A motion was made and seconded to consider and accept the bill of sale transferring ownership and maintenance of the Meridian Road Sewer Line to FAWWA. The motion was approved by unanimous vote of Directors present.

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Director Items Discussion of Board of Directors Releasing Personal Contact Information:
Mr. Nikkel asked the Board how they felt about releasing their contact information to residents that request it. After a discussion, the Board decided to have residents reach the Board of Directors by coming to the monthly Board Meeting or through the General Manager, Mr. Nikkel.

Legal Items There were none.

Adjournment There being no further business to come before the Board, the President adjourned the meeting at 12:00 p.m.

The next regular meeting of the Boards is scheduled for October 5, 2022 at 10:30 a.m. or as soon thereafter as possible upon adjournment of the MRMD meeting, at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting