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: May 5, 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
Richard Wenzel; Treasurer (via audio conference)
Janet McMonigal; Secretary
Bill Gessner; Asst. Secretary

Also present were:

Jennette Coe; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Felina Daberko; Meridian Service Metro District
Rosie Adams-Grote; CRS (via audio conference)
John Chmil; Lyons Gaddis (via audio conference)
Shaun Pulsipher; Resident
Jessica Morgan; 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 5:30 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 to amend the agenda to add the General Manger's report under Administration Items. The motion was seconded and approved by unanimous vote of directors present.

Approve Minutes The Board reviewed the April 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.

General Managers Report

Ms. Coe provided a status report on the following matters:

- Stage 1 water restrictions went into effect on April 20, prohibiting watering between 10:00 a.m. and 6:00 p.m. Watering schedules were assigned based on even and odd-numbered addresses. WHMD also moved into Stage 1 restrictions, PBHMD remained in Level 1 restrictions, and CMD continued recommending watering only three days per week.
- Board members were reminded about the Annual SDA Workshops hosted by the Colorado SDA and Collins Cole Winn & Ulmer and encouraged registration. The workshops are very informative.
- El Paso County hired Wilson & Company to conduct a drainage basin planning study for the Haegler Ranch, Gisek Ranch, and Ellicott Consolidated basins. The study will evaluate existing and future drainage conditions and may be used to establish bridge and drainage fees for future development and identify recommended drainage improvements. A public outreach meeting regarding the drainage basin study was attended by MRMD representatives and local residents. Residents were encouraged to provide historical information regarding flooding and drainage concerns so the study can incorporate as much historical data as possible.
- The DRC & HOA Meet & Greet held on April 13, 2026, was reported as a successful event with strong attendance and positive feedback regarding the organization of the meeting.
- The MRMD Town Hall is scheduled for July 21 from 5:30 p.m. to 7:30 p.m.
- The proposed 2026 IGA transfer from MSMD to MRMD Subdistrict is budgeted at $19,500, which is lower than the typical $30,000 transfer in order to maintain the MRMD SD Fund balance at approximately $236,000. The board agreed that since these transfers were approved as part of the budget, processing them may be handled internally.
- Requests for Proposals (RFPs) for public outreach services were distributed with a submission deadline of May 15.

Visitor Comments

There were none.

Financial Items

Receive from CRS the Quarterly MRMD Cash Position Summary and Unaudited Financial Statemen: Ms. Adams-Grote 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: Ms. Adams-Grote reviewed the updated claims presented for approval at this meeting represented by check numbers:

MRMD: 02711-02730 Totaling $3,120.31

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:

Consider and Approve Cost-Sharing with MSMD for Additional Staffing Related to Consolidation Efforts, and Provide Direction to Staff for Budget Inclusion: A motion was made and seconded to approve cost sharing with Meridian Service Metropolitan District in an amount not to exceed $100,000 annually, prorated for the period of March 28, 2026 through June 2028, for additional staffing support associated with consolidation efforts, and to direct staff to include this expenditure in the 2026 budget and future budgets with quarterly payments to MSMD.. The motion was approved by unanimous vote of Directors present.

Ratify Engagement Letter with Taft as Special Counsel: A motion was made and seconded to ratify the engagement letter. The motion was approved by unanimous vote of Directors present.

Developer Items

Mr. Guzman provided a written report to the Board on the status of Meridian Ranch development activities.

- In Rolling Hills Ranch North filing 1 cement treatment of the street base has been completed. Landscape Endeavors should have the seeding for the native areas done in the next two weeks. We are hoping to have everything paved and sidewalks installed by the end of June.
- In Rolling Hills Ranch North filing 2 we anticipate starting dry utilities late this year and surface improvements next spring.

Director Items

Public Outreach Discussion: Director Gessner reported that the District is awaiting a proposal in response to the RFP from the public relations firm, by the deadline of May 15. Upon receipt and review of the proposal, the District will determine next steps regarding public outreach efforts.

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 6:22 p.m.

The next regular meeting of the Board is scheduled for June 3, 2026, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

Secretary for the Meeting