

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: November 2, 2022, 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, Asst. Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer
Robert Guevara, Asst. Secretary/Treasurer

The Following Directors were excused:

Wayne Reorda, 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
Karrie Dean; Meridian Service Metro District (via audioconference)
Eileen Krauth; Meridian Service Metro District (via audioconference)
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders
Raul Guzman; Tech Builders (via audioconference)
Katya Arcia; CRS (via audioconference)
Teri Chavez; Resident
Tom Sauer; MSMD, Secretary/Treasurer

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 10:00 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 approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

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Visitor Comments	There were none.
Approve Minutes	The Board reviewed the October 5, 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	<p><u>MRMD and MRMD 2018 Subdistrict Quarterly Cash Position Summary and Financial Statements:</u> Ms. Arcia reviewed the cash position summary and monthly financial statements for the third quarter. 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.</p> <p><u>Approval of Payment of Claims:</u> Ms. Arcia reviewed the payment of claims presented for approval at this meeting represented by check numbers: 11/02/2022: 02391-02397 totaling \$3,164.40 A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.</p> <p><u>Staff Report and Direction to Staff on 2022 Amended Budgets and Proposed 2023 Budgets for November Budget Workshop:</u> Ms. Arcia presented the 2022 Amended Budgets and the 2023 Proposed Budgets to the Board. Discussion was had regarding the presentation of the budgets at the public workshop.</p>
Operations & Engineering Items	<p><u>Action Items:</u></p> <p>A. <u>Consider and Accept Raftelis Capital Buildout Plan Financing Model as a Guidance Document for Financing Future Capital Projects:</u> A motion was made and seconded to accept the corrected Raftelis Capital Buildout Plan financing model as a guidance document for financing future capital projects. The motion was approved by unanimous vote of Directors present.</p>
Developer Items	<p>Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities.</p> <ul style="list-style-type: none">• Rolling Hills Ranch, I and II have lots completed and builders are working in the area. Covington and Creekstone are expected to have two model homes completed by the end of 2022.• Rolling Hills Ranch III lots are expected to be complete by the end of December 2022.• Work in Rolling Hills North is on hold until the end of 2023.
Director Items	There were none.
Legal Items	There were none.

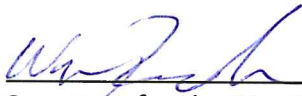
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Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 10:36 a.m.

The next regular meeting of the Board is scheduled for December 7, 2022, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting