

**MERIDIAN RANCH METROPOLITAN DISTRICT (MRMD)  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT (MRMD 2018 Subdistrict)  
REGULAR MEETING AGENDA**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Robert Guevara	President	May 2025
Michael Paul	Vice President	May 2027
Ryan Flood	Treasurer	May 2027
Richard Wenzel	Secretary	May 2027
Wayne Reorda	Asst. Secretary	May 2025

**DATE:** Tuesday, July 2, 2024  
**TIME:** 5:30 p.m.  
**PLACE:** Meridian Ranch Recreation Center  
10301 Angeles Road  
Peyton, CO 80831

**The Public may participate in person or by following this link [Join the meeting now](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 234 800 609#**

**I. ADMINISTRATIVE ITEMS:**

- A. Call to Order
- B. Pledge of Allegiance
- C. New Conflicts of Interest
- D. Approve Agenda
- E. Review and Approve June 4, 2024, Regular Board Meeting Minutes (enclosure) ***Pages 2&3***
- F. Visitor Comments for items not on the agenda (Limited to 3 minutes per resident or household)

**II. FINANCIAL ITEMS:**

- A. Review, Ratify and Approve Monthly Payment of Claims (enclosure and/or distributed under separate cover) ***Pages 4-7***

**III. ACTION ITEMS:**

**IV. DEVELOPER ITEMS:**

- A. Verbal Report from Construction Manager

**V. DIRECTOR ITEMS:**

- A. Board President's discussion and Q&A of current events that affect Meridian Ranch

**VI. LEGAL ITEMS:**

- A. Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Conference for the purposes of conferring 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.

**VII. ADJOURNMENT:**

**The next regular meeting of the Board is scheduled for Tuesday, August 6, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831**

# RECORD OF PROCEEDINGS

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**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:** June 4, 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 (via audio conference)  
Michael Paul, Vice President (via audio conference)  
Ryan Flood, Treasurer  
Richard Wenzel, Secretary  
Wayne Reorda, Assistant Secretary

Also present were:  
Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Eileen Krauth; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
John Chmil; Lyons Gaddis (via audio conference)  
Raul Guzman; Tech Builders (via audio conference)  
Ben & Sharon Pacheco; Residents  
Calley Wenzel; Resident  
Paul Billingsly; Resident  
Ben Pacheco; Resident  
Sharon Pacheco; Resident  
Jay Adams; Resident  
Kim Santos; Resident  
Mark Santos; 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 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 approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

**Approve Minutes** The Board reviewed the May 7, 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.

# RECORD OF PROCEEDINGS

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**Visitor Comments** Paul Billingsly asked whether the Board had retained a qualified bond attorney as is required in the IGA to dissolve the District. Director Guevara responded that the Board was interested in dissolving the agreement, not the District.

**Action Item:** There were none.

**Financial Items** Approval of Payment of Claims: A motion was made and seconded to approve the MRMD payment of claims represented by check numbers 2518-2523 totaling \$7,630.73. The motion was approved by unanimous vote of Directors present.

Consider and Approve Payment Request from Meridian Service Metropolitan District for \$175,000 of the budgeted \$350,000 for management services. A motion was made to approve the item as presented. The motion was seconded and approved by unanimous vote of Directors present.

**Developer Items** Mr. Guzman gave an update on development activities, including landscaping in the Estates and the Sanctuary. He noted that new lots in the Sanctuary will be open to builders soon. Rex Rd. will be striped to Eastonville next week and should be open to traffic by August. Finally, he called attention to the St. Jude Dream Home that had been constructed in the District.

**Director Items** There were none. A resident asked whether Director Guevara had met with the MSMD Board as he had promised during the town hall meeting; Director Guevara noted that he had not.

**Legal Items** Director Flood moved to go into closed executive session pursuant to Sec. 24-6-402(4)(b), C.R.S., 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. The motion was seconded and approved by unanimous vote of Directors present, with Director Reorda abstaining and not participating in the executive session due to his role on the Meridian Service Metro District Board of Directors. At the conclusion of the executive session, a motion was made, seconded and approved by unanimous vote of Directors present to close the executive session. No action was taken coming out of executive session.

**Adjournment** There being no further business to come before the Board, the President adjourned the meeting at 5:57 p.m.

The next regular meeting of the Board is scheduled for July 2, 2024, at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

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Secretary for the Meeting

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	7/2/2024
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Vendor Name

\* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02524	CRS	CRS of Colorado	7/2/2024	WF CHECKING	PMCHK00000315	\$13,282.50
02525	LYONS GADDIS	Lyons Gaddis	7/2/2024	WF CHECKING	PMCHK00000315	\$1,257.05
02526	MICHAEL PAUL	Michael Paul	7/2/2024	WF CHECKING	PMCHK00000315	\$92.35
02527	RICHARD WENZEL	Richard Wenzel	7/2/2024	WF CHECKING	PMCHK00000315	\$92.35
02528	GUEVARA ROBERT	Robert Guevara	7/2/2024	WF CHECKING	PMCHK00000315	\$92.35
02529	RYAN FLOOD	Ryan Flood	7/2/2024	WF CHECKING	PMCHK00000315	\$92.35
02530	REORDA	Wayne Reorda	7/2/2024	WF CHECKING	PMCHK00000315	\$92.35
Total Checks: 7						Total Amount of Checks: \$15,001.30

REVIEWED  
 kdean, 6/28/2024, 9:42:32 AM

Batch ID: 06.25.24  
 Batch Comment:  
 Trx Total Actual: 6 Trx Total Control: 0  
 Batch Total Actual: \$1,718.80 Batch Total Control: \$0.00  
 Approved: No Approved By:  
 Batch Error Messages:  
 Batch Frequency: Single Use  
 Audit Trail Code: PMTRX00000343  
 Approval Date: 0/0/0000  
 Posting Date: 6/30/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001186	REG MTG 06.04.24	6/4/2024	Robert Guevara	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001185	19939.0000 06.07.24	6/7/2024	Lyons Gaddis	\$1,257.05
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6750-000 x	Legal	PURCH	1,257.05	0.00
10-3100-000	Accounts Payable	PAY	0.00	1,257.05
			1,257.05	1,257.05

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001187	REG MTG 06.04.24	6/4/2024	Michael Paul	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001190	REG MTG 06.04.24	6/4/2024	Wayne Reorda	\$92.35
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			-----	-----
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001189	REG MTG 06.04.24	6/4/2024	Richard Wenzel	\$92.35
			Description		

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			-----	-----
			92.35	92.35

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001188	REG MTG 06.04.24	6/4/2024	Ryan Flood	\$92.35
			Description		

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6400-000 x	Director's fees	PURCH	92.35	0.00
10-3100-000	Accounts Payable	PAY	0.00	92.35
			-----	-----
			92.35	92.35

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
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\$1,718.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,718.80
=====	=====	=====	=====	=====	=====	=====

Batch ID: MAY 2024

Batch Frequency: Single Use  
 Audit Trail Code: PMTRX00000344

Batch Comment:

Trx Total Actual: 2

Trx Total Control: 0

Batch Total Actual: \$13,282.50

Batch Total Control: \$0.00

Approved: No

Approved By:

Approval Date: 0/0/0000

Batch Error Messages:

Posting Date: 5/31/2024

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001191	05.31.24	5/31/2024	CRS of Colorado	\$9,028.50
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-6100-000 x	Accounting & Management	PURCH	308.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	308.00
10-6100-000 x	Accounting & Management	PURCH	6,772.50	0.00
10-3100-000	Accounts Payable	PAY	0.00	6,772.50
10-6150-000 x	Audit	PURCH	1,948.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	1,948.00
			9,028.50	9,028.50

Type	Voucher Number	Document Number	Document Date	Vendor	Document Total
INV	00000000000001192	SUBDISTRICT 05.31.24	5/31/2024	CRS of Colorado	\$4,254.00
Description					

Distribution Errors:

Work Errors:

General Ledger Distributions

Account	Account Description	Account Type	Debit Amount	Credit Amount
10-1450-610 x	Accounting & Management	PURCH	280.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	280.00
10-1450-610 x	Accounting & Management	PURCH	2,914.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	2,914.00
10-1450-615 x	Audit	PURCH	1,060.00	0.00
10-3100-000	Accounts Payable	PAY	0.00	1,060.00
			4,254.00	4,254.00

Purchases Amount	Trade Discount	Freight Amount	Misc Amount	Tax Amount	Terms Disc Avail	Document Total
\$13,282.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,282.50