

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: September 3, 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 (via audio conference)
Ryan Flood; Treasurer (via audio conference)
Richard Wenzel; Secretary
Wayne Reorda; Assistant Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
John Chmil; Lyons Gaddis (via audio conference)
Raul Guzman; Tech Builders
Phyllis Brown; CRS (via audio conference)
Hannah Shelter; Haynie (via audio conference)
Calley Wenzel; Resident
Ben Pacheco; Resident
Sharon Pacheco; Resident
Bill Gessner; Resident
Jay Adams; 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 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 amend the agenda to postpone items II.A. and II.B. to be discussed at a later date. The motion was seconded and approved by unanimous vote of Directors present.

Approve Minutes The Board reviewed the August 6, 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.

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Visitor Comments There were none.

Financial Items Consider Proposed MRMD 2023 Budget Amendment: This item was postponed to a later date to be determined.

Consider Proposed MRMD 2018 Sub-District 2023 Budget Amendment: This item was postponed to a date to later be determined.

Presentation and acceptance of the 2023 Audit for Meridian Ranch and Meridian Ranch Sub-District: Director Guevara made a motion to postpone the audit presentation to a date yet to be determined. The motion was seconded and approved by unanimous vote of Directors present.

Approval of Payment of Claims: A motion was made and seconded to approve the MRMD payment of claims represented by check numbers 2540-2545 totaling \$11,076.75. The motion was approved by unanimous vote of Directors present.

Action Items: There were none.

Developer Items Verbal Report from Construction Manager: Mr. Guzman gave an update on development activities, including information on Sanctuary neighborhood. He noted that sidewalks and infrastructure are complete, and lots will be open for builders soon. Rex Rd. is complete out to Eastonville, and the Circle K is close to obtaining a building permit so they should be able to break ground in the next couple of months.

Director Items Board President's discussion and Q&A of current events that affect Meridian Ranch: Director Guevara noted that none of the residents had reached out to him with any issues. A resident asked Mr. Guzman if the bumps in Meridian and Rex Rd. would be leveled out when the project is completed. He said that they would be.

Three or more directors may be attending the groundbreaking ceremony for the new Fieldhouse, at 10559 Rainbow Bridge Drive, at 1PM August 4, 2024. No District business will be conducted: Mr. Nikkel informed the Board and the public that three or more directors might attend the groundbreaking ceremony for the new Fieldhouse, but no district business would be conducted.

Legal Items 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

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severance therefrom: Director Guevara queried his fellow Board members and Mr. Chmil about the need for the posted executive session. 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 6:08 p.m.

The next regular meeting of the Board is scheduled for October 1, 2024 at 5:30 p.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting