

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE

MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, June 8, 2016, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance

The combined regular meeting of the Boards of Directors of the Meridian Ranch Metropolitan District and the Meridian Service Metropolitan District was called and held, as shown, in accordance with Colorado law. The following Directors were in attendance:

Mike Fenton
Bill Gessner
Wayne Reorda

Absent were Director Gabrielski and Director Woods, whose absences were excused.

Also present were:
Brayden McCrory; Water Operator
Raul Guzman, Construction Manager; Tech Built
Sue Blair; Community Resource Services
Angie Kelly; Community Resource Services
Marti Wallner; YMCA of the Pikes Peak Region
Matthew R. Dalton, Esq; Spencer Fane
Ron Fano, Esq; Spencer Fane
Tom Kirby
Mark Whittle; Tech Built

Call to Order

A quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosure Matters

Mr. Dalton noted that written disclosures of the interests of all of the directors have been filed with the Secretary of State.

Approve Agenda

The Board reviewed the agenda and Director Gessner moved to approve the agenda as presented. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Comments from Visitors

Marion Glorie addressed the Board and noted that she has been waiting for the pool developments for 9 years as she needs access to the pool to stay mobile given her health. She is asking the Board for more pool hours for adults only so

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she can walk the lazy river and not get ran over. She is asking also that the times be at an hour that doesn't require seniors to be up so early. She is not up at 5:30am.

The Board did let Marion know they would take this under advisement and that they are trying to balance the budget with the requests that are being asked of them.

Eunice Luster addressed the Board with concerns about the cost of guest fees for the pool. She was upset that she pays \$57/month and then had to pay an additional \$30 to use the pool for 1 ½ hours while she helped out a friend and watched their kids. She wanted an explanation as to where the money is going. The Board did outline that the \$57/month is not just for the recreation center: that other budget items are included in that \$57/month. The Board also noted that the guest fees were increased to help off-set the extremely large number of guests using the facility and causing members to not be allowed access.

Sandy Shock had 2 concerns: she feels the guest fees are unacceptable and she would like to see the pool open more hours. Sandy outlined that her child went to school out of the District and for her daughter to bring friends is far too expensive.

Sami Hajjar reminded the Board that he had written a letter to express his feelings that the guest fees are too high. He noted that retired citizens are often on a fixed income and \$30 to bring family to the pool is much too expensive. He recommended to the Board that a punch card option be instituted to save money.

Bernie Loeb also said that guest fees were too expensive.

Nancy Loew reminded the Board that the pool was scheduled to be open September 2015 and that costs were covered by the 1700 homes in the neighborhood. She is upset with the new time frame of the pool opening, the fees that are going up, the lack of hours in the pool, the lack of hours in the recreation center, and that the messages she received in 2014 are not the same as what is happening now.

Jason McFerran outlined his issue with child watch in that there is not enough space. He was told that the meeting room would be open for the summer but he feels they need more space for the entire year. He also mentioned that the gym equipment that is broken needs to be fixed. He offered the suggestion that the Board should form a committee of people who use the facilities to outline improvement ideas. He also mentioned that many people are upset about the pool hours.

Michael Marquez addressed the Board about the pool and gym hours. He is upset that the gym hours have not improved with more residents moving into the

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community. He feels that the budget is not being managed properly. He also wanted to see a few free guest visits instead of the high guest fees. He would like to see the Board address the hours and money allocation to accommodate more people in the community and their schedules.

The Board responded in saying that there is a balance between cost and requests and they are trying to find that balance. The Board understands the frustration and they are doing their best to accommodate as many people as possible but still maintain the budget.

Lynn Carrigan is upset about the wasted space in the gym area and feels the money paid by the community is not being allocated correctly. She would like to see more community input on the budget.

The Board noted that they appreciate the comments from the community and reminded everyone that the pool has been open for 30 days. The Board noted that they are constantly evaluating the usage and will make adjustments as they can with hours and the budget.

Minutes

The Board reviewed the minutes of the May 4, 2016 combined regular meeting. Director Fenton moved that the Board approve the minutes as presented. Upon second by Director Reorda vote was taken and the motion carried unanimously.

YMCA Report

Ms. Wallner, representing the YMCA Pikes Peak Region, reviewed the monthly report included in the Board packet.

- Ms. Wallner introduced the new Recreation Coordinator, Megan. She has replaced Karl in the position.
- The farmers' market is up and running for the 2nd year. The market is Tuesday from 1p-6p.
- The swim lessons have waitlists and they are working to get more instructors to add more classes.
- 300 people attended the dance recital, so the participation was high.
- The day camp is going well and the birthday party room is getting a lot of reservations.
- The child watch has expanded for the older kids into the meeting room near the entry. There is still a gap of time that it is full, but the expansion has helped.

Operations Report Mr. McCrory distributed the water and sewer operation reports for May 2016.

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Mr. McCrory outlined the following from his report:

- Ponds A-F have been cleaned.
- The inspection of the sewer main and manholes has begun.

Executive Session Enter into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S to seek legal advice. A motion was made by Director Fenton to enter executive session. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Director Fenton moved to end the Executive Session and reconvene the regular meeting. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Financial Items Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1862-1868 totaling \$2,548 for Meridian Ranch and check nos. 8720-8799 totaling \$887,461.33. Director Gessner moved that the Board approve and ratify payment of the claims subject to funding. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Cash Position – Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District with the Board. Upon a motion by Director Gessner second by Director Fenton and unanimously carried the Board accepted the cash position summary pending funding for previously approved payment of claims.

Manager's Report Approve The Shops at Meridian Ranch Meridian Service Metropolitan District Lease and Sublease: Mr. Dalton advised that he had reviewed the contracts and had no objections to either. A motion was made by Director Fenton to approve the lease and sublease agreement. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Review 2016 Tap Fee Report: The report was reviewed and comments were made regarding the budgeted tap fees vs actuals. No action required by the Board.

Construction Manager Report Ratify Approval of Agreement with ORC Water Professionals, Inc.: The District needed to hire a company to comply with the requirement for a license at the treatment plant; ORC meets this requirement. They will inspect the plant once per week. A motion was made by Director Fenton to ratify the approval of the agreement with ORC Water Professionals, Inc. Upon a second by Director

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Gessner, a vote was taken and the motion carried unanimously.

Legal Matters

None were presented.

Board Member Items

The Board readdressed the concerns that were raised by the residents during public comment. The pools hours were discussed again and Ms. Wallner agreed to restrict 9a-10am for adults only in the lazy river. The Board asked Ms. Wallner to evaluate all the concerns and bring forward any solutions she sees fit; while keeping within the budget.


Guest fees were also readdressed. The Board felt the punch card was a good idea and agreed to implement a 5 punch/\$50 gift card. This will be published in the Porch Link as well as a free guest pass.

Adjournment

There being no further business to come before the Boards at this time, Director Fenton moved to adjourn the meeting. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

The next meeting of the Board is scheduled for July 13, 2016.

Respectfully submitted,



Secretary for the Meeting