

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, December 7, 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:

Butch Gabrielski
Mike Fenton
Bill Gessner
Wayne Reorda
Doug Woods

Also present were:

Kevin Fackerell; Sewer Operator
Brayden McCrory; Water Operator
Tom Kerby
Mark Whittle; TechBilt
Angela Maxey, Meridian Service Metro District
Raul Guzman, Construction Manager; TechBilt
Abby Harlan; YMCA
Megan Priday; YMCA
Jessica Ehlen; YMCA

Present via telephone:

Angie Kelly; Community Resource Services
Sue Blair; Community Resource Services
Matthew Dalton, Esq; Spencer Fane

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.

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2017 Budget Review

Adopt 2017 Annual Budget; Certify Mill Levies and Appropriate 2017 Expenditures: Ms. Blair noted that the budget had changed since it was initially presented in that the Capital Fund was zeroed out and a Park/Recreation Fund was created. This was intended to help expand the information to the residents on how the monies are spend for the Park/Recreation Fee. Any additional monies that were in the Capital Fund and not allocated to the Park/Recreation Fund were moved to the General Fund to ensure a balanced budget. Mr. Guzman also noted that water and sewer projects had been added to the budget for 2017. Mr. Guzman also outlined the newly proposed rates for 2017. Director Gessner moved to approve the 2017 budget as proposed, certify the 2016 mill levy and appropriate 2017 funds as proposed. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Review and Consider Approval of 2017 Rate Increase: Director Gabrielski explained that the rates were reviewed with the budget process and there was a need for rate increases. The Boards feel they do not want to burden the homeowners with any further fees but to satisfy the basic needs of the District for operation as well as to satisfy the requests that homeowners are making regarding the recreation center and landscaping, the fees need to increase. The total increase is \$10.30 per month. Director Gessner noted the DRC reduced fees by \$10, so that can help cover some of the increase. The rate changes are effective January 1, 2017. Director Reorda moved to approve the rate increases. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Construction Manager Report

Mr. Guzman reported that curb and gutter work will begin in the spring for Stonebridge. The clubhouse for Stonebridge should be done by May 1, 2017. With regard to the retail shops: Papa Johns hoped to be open before Christmas, Jaks was starting build-out and there is current negotiation with a sports bar to possibly take a space.

YMCA Report

The report distributed in the Board packet was reviewed by the YMCA. Abby Harlan noted that they are operating better than budget, in part to personal training coming in well above budget. Ms. Harlan also discussed the lazy river and stated that it will now be open during lap swim as they have changed their method of guarding the pool. New pool hours were discussed and will be posted by the YMCA. The guest policy was also discussed as Ms. Harlan stated she has received unfavorable feedback regarding the guest policy. A new guest policy was outlined: each home receives 2 free guest passes and once used the cost is \$5 per person; an extended pass can be purchased for \$10/week; a 10-punch card can be purchased for \$30. Director Gessner moved to approve this new policy until June 1, 2017 at which time it will be revisited to accommodate summer concerns. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

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Operations Report

Mr. Fackerell distributed and reviewed the water operation report for November 2016. Also noted was that further maintenance updates will be presented at the next meeting. Mr. McCrory reviewed the sewer operation report for November 2016.

Comments from Visitors

Amy Jones addressed the Board regarding a couple of youth sports concerns. The first concern is that the watering schedule needs to change during games as the sprinklers come on during the games. Also noted was that jerseys are not provided for basketball and she feels they should be included with the cost of the participation fee. Ms. Jones also noted that she would like more information in the newsletter about youth sports.

Nancy Loew noted that she has no new issues but wanted to reiterate her concerns for some unresolved issues. She would like to see the parking lot repaved, not all of the trails have been marked for snow removal and she continues to request consistent communication between the newsletter and website. Ms. Loew also asked about a status update on the crosswalk project. The parking of the high schoolers is also an issue as they park in the neighborhood instead of at the school. This is due to the school charging kids to park.

Mr. Guzman addressed the crosswalk concern and noted that the District has retained an engineer to prepare a report for the County to demonstrate the need for the proposed crosswalks. The District is waiting for that report before any further progress is made. Also addressed was the high school parking situation. Mr. Guzman noted that GTL is meeting with the High School to request improvements in the bus system as well as the request to stop charging for kids to park. A bond issue was passed and the hope is some of this money can be used to mitigate the parking and traffic issue.

Financial Items

Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1898-1904 totaling \$5,798.81 for Meridian Ranch and check nos. 9152-9229 totaling \$382,870.74 for Meridian Service. Director Gessner moved that the Board approve and ratify payment of the claims. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

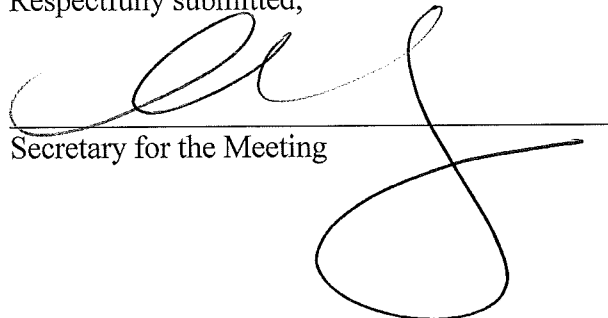
Cash Position – Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District with the Board. Upon a motion by Director Gessner and a second by Director Fenton the motion unanimously carried and the Board accepted the cash position summary.

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- Minutes** The Board reviewed the minutes of the November 9, 2016 combined regular meeting. A correction was made to the spelling of Tom Kerby's name as it should be Kerby and not Kirby. Director Gessner moved that the Board approve the minutes as amended. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.
- Manager's Report** Review 2016 Tap Fee Report: The Tap Fee Report was reviewed.
January 11, 2017 meeting: Given the lack of quorum for the January 4, 2017 meeting, the meeting will move to January 11, 2017. This will be posted on the District website.
- Legal Matters** Mr. Dalton noted that Ron Fano will be transitioning to ensure another party is knowledgeable about the District.
- Board Member Items** None were presented.
- Adjournment** There being no further business to come before the Boards at this time, Director Reorda moved to adjourn the meeting. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

The next meeting of the Board is scheduled January 11, 2017.

Respectfully submitted,



Secretary for the Meeting