

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE

MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, September 7, 2016, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance

The combined special 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

Absent was Director Woods, whose absence was excused.

Also present were:

Kevin Fackerell; Sewer Operator
Brayden McCrory; Water Operator
Angie Kelly; Community Resource Services
Sue Blair; Community Resource Services
Matthew R. Dalton, Esq; Spencer Fane
Tom Kirby
Mark Whittle; Tech Built
Angela Maxey, Meridian Service Metro District
Chad Dewey, YMCA
Heather, YMCA
Raul Guzman, Construction Manager; 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.

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Comments from Visitors

Nancy Lowe addressed the Board asking for evening meetings periodically so that more residents can attend. She asked when the new member meeting was going to be held. Director Gabrielski let her know it will be December 5th at 6pm. Ms. Lowe asked about the timeline for the shops in that they were to be open by now. Ms. Lowe noted the trail work looks good but was asking for trail markers to help with snow plowing. It was also noted that the Rainbow Trail still had washout issues. She asked how the petition for the crosswalks was progressing. Ms. Lowe also stated that she would like to see the recreation center be more of a community center and open weekday afternoons.

Rose Kulbacki asked the Board about the streets and who to contact for repairs. The Board let her know to contact the County for any street concerns. She is wondering how the Metro District can help with the road issues. She also noted that there is a lot of building but a lot of vacant homes still in the area and this concerns her. Ms. Kulbacki also noted that she feels a stop sign or crosswalk needs to be installed at Londonderry.

Lynn Carrigan addressed the Board about the intersection at Rainbow Bridge. She feels stop signs needs to be installed. The Board noted that the County needs to be addressed on this. Ms. Carrigan noted that some street lights do not work and the speed limit signs are fading. She also addressed the Greens playground in that the equipment is destroyed, there is only 1 trash can, 2 picnic tables are bent and need to be removed and the sand pit always floods with water. The Board noted that they are aware of the playground issues and working to find better solutions than simply replacing and waiting for more vandalism.

Minutes

The Board reviewed the minutes of the August 3, 2016 combined regular meeting. Director Gessner moved that the Board approve the minutes as presented. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.

YMCA Report

Mr. Dewey with the YMCA addressed the meeting to note the retirement of Marti Wallner. He also addressed the changes the YMCA is making in the management structure for the area. Mr. Dewey noted that Abigail Larson has been hired for the Meridian area to take over for Ms. Wallner. Mr. Dewey also addressed the Board about changes in the child watch hours, cleanliness, customer service and support the District will see happen.

Operations Report

Mr. Fackerell distributed and reviewed the water operation report for August 2016.
Mr. McCrory reviewed the sewer operation report for August 2016.

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Financial Items

Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1879 - 1885 totaling \$4,301.25 for Meridian Ranch and check nos. 8938-9008 totaling \$625,644.16. Director Gessner moved that the Board approve and ratify payment of the claims subject to developer advances. 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. An item of note was that \$100,000 in emergency reserves was used to place rock along Meridian to fix the storm damage. Upon a motion by Director Gessner and a second by Director Fenton the motion unanimously carried that the Board accepted the cash position summary pending funding for previously approved payment of claims.

Review and Accept 2015 Audit – Ms. Blair reviewed the 2015 Audits for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Ms. Blair asked that the Board accept the audits, pending final legal review. A motion was made by Director Fenton to accept the 2015 audits for Meridian Service and Meridian Ranch, pending final legal review. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Manager's Report

GOCO Grand Application: Ms. Kelly outlined the types of projects that can be included in the GOCO application. Projects that were mentioned were electrical signage at the recreation center, trail markings and maps, repairs and security for the area parks and dog waste stations. The Board will work on a list of projects they wish to include and the pricing for these projects. Further discussion will take place before the application is completed.

Review 2016 Tap Fee Report: The report was reviewed and comments were made regarding the tap fees as compared to previous years. No action required by the Board.

Construction Manager Report

Mr. Guzman reported that Longview Park should be ready for play that following weekend. He also noted that the District will now ask for the reimbursement from the County for \$50,000 as it was previously approved by the County. The gazebo for the park and for Stonebridge Park are backordered.

The Vistas will have 221 lots and the grading is currently taking place.

Approval has been granted for no parking signs on Londonderry and Lambert.

Mr. Guzman provided an update on the shops and noted that Nana's Kitchen will probably be open within the month, the liquor store will probably be open within the month, Papa John's will be open within a couple months and Jack's Brewery has to live out their existing lease and will not be open until the spring.

Mr. Guzman reminded residents that the county is responsible for sidewalk-to-sidewalk improvements so everyone needs to keep pressing them on issues. He also noted that street light repairs can be sent to Mountain View Electric.

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Mr. Guzman addressed the petition for crosswalks and noted that a meeting will be had the following week to try and prove the request is warranted.

Erosion control was addressed and he noted that rocks will replace mulch to help washout.

Mr. Guzman also pointed out that the Guthrie Booster Pump will be moved to the 2017 budget.

It was also noted that the water tanks need to be flushed and painted. This will cost around \$200,000 per tank. On the same preventative maintenance topic, the water system needs to be flushed and this will cost around \$70,000. These items are being reviewed for the 2017 budget.

Legal Matters

None were presented.

Board Member Items

The Board discussed a survey to all homeowners, asking input about the community: what changes they would like to see, hours of operation, what needs exist, etc. A draft will be created of this survey for Board review.

A handout was distributed to the Board regarding winter pool hours and the monies associated with operating these hours.

A bid was distributed regarding repairs to a coil in the HVAC system that was damaged by hail.

The question was raised if the DRC will be organizing the community yard sale again. It was noted that the YMCA helped organize this and will do so again.

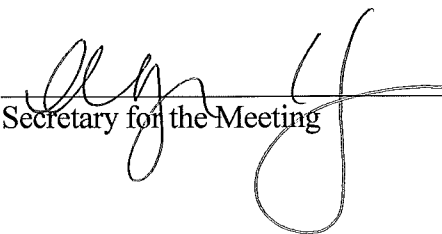
Mr. Gabrielski outlined the crosswalk petition updates and noted he will take the comments from residents to the County in an attempt to push the County approval.

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 October 5, 2016.

Respectfully submitted,


Secretary for the Meeting