

**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>
Butch Gabrielski	President	May 2023
Wayne Reorda	Secretary/Treasurer	May 2025
Bill Gessner	Asst. Secretary/Treasurer	May 2023
Mike Fenton	Asst. Secretary/Treasurer	May 2023
Robert Guevara	Asst. Secretary/Treasurer	May 2025

**DATE:** Wednesday, March 8, 2023  
**TIME:** 10:00 a.m.  
**PLACE:** Meridian Ranch Recreation Center  
10301 Angeles Road  
Peyton, CO 80831

**The Public may participate in person or by following this link [Click here to join the meeting](#) or by telephone by calling +1 872-242-8662 and using Phone Conference ID: 536970881#**

**I. ADMINISTRATIVE ITEMS:**

- A. Call to Order
- B. Conflicts of Interest
- C. Approve Agenda
- D. Visitor Comments (Limited to 3 minutes per resident or household)
- E. Review and Approve February 8, 2023, Regular Board Meeting Minutes (enclosure) ***Pages 2-3***

**II. FINANCIAL ITEMS:**

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

**III. Action Items:**

**IV. DEVELOPER ITEMS:**

- A. Verbal Report from Construction Manager

**V. DIRECTOR ITEMS:**

**VI. LEGAL ITEMS:**

**VII. ADJOURNMENT:**

**The next regular meeting of the Board is scheduled for Wednesday, April 5, 2023, at 10:00 a.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:** February 8, 2023, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance:** The following Directors were in attendance:

Butch Gabrielski, President  
Wayne Reorda, Secretary/Treasurer  
Bill Gessner, Asst. Secretary/Treasurer (via audioconference)  
Mike Fenton, Asst. Secretary/Treasurer  
Robert Guevara, Asst. Secretary/Treasurer

Also present were:

Jim Nikkel; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Beth Aldrich; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Aleks Myszkowski; Meridian Service Metro District  
Teri Chavez; Meridian Service Metro District  
Lisa Mayers; Spencer Fane (via audioconference)  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders (via audioconference)  
Katya Arcia; CRS (via audioconference)  
Tom Sauer; MSMD Asst. Secretary/Treasurer

**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 10:00 a.m.

**Disclosure Matter** Ms. Mayers noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

**Approve Agenda** The Board reviewed the Agenda. A motion was made to amend the agenda to include a Directors Item. The motion was seconded and approved by unanimous vote of Directors present.

**Visitor Comments** There were none.

# RECORD OF PROCEEDINGS

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**Approve Minutes** The Board reviewed the January 4, 2023, 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.

**Financial Items** Receive from CRS Quarterly MRMD Cash Position Summary and Unaudited Financial Statements: Ms. Arcia reviewed the cash position summary and monthly financial reports for December 2022. A motion was made and seconded to accept the quarterly MRMD cash position summary and financial statements as presented. The motion was approved by unanimous vote of Directors present.

Approval of Payment of Claims: Ms. Arcia reviewed the updated claims presented for approval at this meeting represented by check numbers:

MRMD: 02411-02416 totaling \$5,602.73

A motion was made and seconded to approve the MRMD payment of claims. The motion was approved by unanimous vote of Directors present.

**Developer Items** Mr. Guzman provided a verbal report to the Board on the status of Meridian Ranch development activities.

- The cold and snowy weather has slowed progress in Rolling Hills Ranch and The Sanctuary.
- Home sales are down from the previous year. In January this year we have had five new home sales compared to eighteen in January 2022.

**Director Items** Director Guevara thanked Mr. McCrory for a tour of the district's facilities and noted that we may need to look at increasing wages if we cannot hire for the Parks and Open Space positions.

**Legal Items** There were none.

**Adjournment** There being no further business to come before the Board, the President adjourned the meeting at 10:19 a.m.

The next regular meeting of the Board is scheduled for March 8, 2023 at 10:00 a.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	3/8/2023
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Date

\* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02417	COLOSPECIALDIST	Colorado Special Districts Pro	3/8/2023	WF CHECKING	PMCHK00000297	\$150.00
02418	CRS	CRS of Colorado	3/8/2023	WF CHECKING	PMCHK00000297	\$5,139.50
02419	FENTON	Michael J Fenton	3/8/2023	WF CHECKING	PMCHK00000297	\$92.35
02420	GABRIELSKI	MILTON B. GABRIELSKI	3/8/2023	WF CHECKING	PMCHK00000297	\$92.35
02421	SDA	Special Districts Association	3/8/2023	WF CHECKING	PMCHK00000297	\$638.70
02422	REORDA	Wayne Reorda	3/8/2023	WF CHECKING	PMCHK00000297	\$92.35
02423	GESSNER	William Gessner	3/8/2023	WF CHECKING	PMCHK00000297	\$92.35
Total Checks: 7						Total Amount of Checks: \$6,297.60