

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

MERIDIAN RANCH METROPOLITAN DISTRICT  
MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, October 2, 2013, 10:00 a.m., at Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

**Attendance**                    The combined regular meeting of the Board 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  
Gregg Gomes  
Mike Fenton  
Joliene Weiss  
Doug Woods

Also present were:

Wayne Monson; Community Resource Services  
Jim Hunsaker, Esq.; Spencer Fane & Grimshaw LLP  
Jenny Tchang Frost; GTL Development, Inc.  
Tim Hunker and Tom Kerby; Tech Contractors  
Melissa Weaver; YMCA of the Pikes Peak Region  
Jason Gray, resident and reporter

**Call to Order**                    A quorum of the Board was present and the directors confirmed their qualification to serve.

**Disclosure Matters**            Mr. Hunsaker noted that written disclosures of the interests of all of the directors have been filed with the Secretary of State.

**Comments from  
Visitors**                        There were no visitor comments.

**Minutes**                         The Board reviewed the minutes of the September 4, 2013 combined regular meeting. Director Gomes moved that the Board approve the minutes as presented. Upon second by Director Fenton, vote was taken and the motion carried unanimously.

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Update from  
Meridian Ranch  
Recreation Center  
and Facility Usage  
Report

Ms. Weaver representing the YMCA Pikes Peak Region reviewed the monthly report included in the Board packet. She reported on program activities and upcoming events. She noted the addition of group exercise classes at the request of residents.

Financial Items

Approval of Payment of Claims - The Board reviewed Meridian Service claims presented for payment, represented by check nos. 6659 thru 6714, totaling \$352,340.99, and for Meridian Ranch, represented by check nos. 1665 thru 1669, totaling \$1,872.00. Director Gomes moved that the Board approve and ratify payment of the claims as presented. Upon second by Director Fenton vote was taken and motion carried unanimously.

Cash Position – Mr. Monson reviewed the cash position summary for Meridian Service Metropolitan District dated August 31, 2013 adjusted as of September 28, 2013 with the Board. Upon motion by Director Weiss and second by Director Gomes and unanimously carried the Board accepted the cash position summary as presented.

Financial Statements – Mr. Monson reviewed the unaudited financial statements for the period ending August 31, 2013 for Meridian Service Metropolitan District. Upon motion by Director Weiss and second by Director Gomes and unanimously carried the Board accepted the financial statements as presented.

Manager's Items

Tap Fee Summary – Mr. Monson presented a schedule of the tap fees collected year to date for the Board's information. Year to date through September 19 the District has received 126 taps.

Budget Schedule – The Board requested that the Public Hearing on the 2014 Budget be scheduled for the regular Board meeting in December.

Utility Fees – The Board requested that the discussion regarding utility fees that apply during construction and to vacant lots be carried forward to a future meeting.

Construction  
Manager Items

Lift Station – Director Woods advised the Board regarding the construction progress of the lift station. The project is nearing completion and should be operational in the next couple of weeks.

Road Reimbursement Request – Director Woods advised the Board that a request has been submitted to El Paso County for reimbursement of \$535,220.81 for roadway improvements constructed by the District.

District Fees – Director Woods led a discussion regarding the possible need to increase certain fees charged by the District beginning in January 2014.

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Attorney's Items      Wayne Schroeder Memorandum –. Mr. Hunsaker noted that the letter report from Mr. Schroeder was included in the meeting packet.

Woodman Hills Metropolitan District –.Mr. Hunsaker reported that the discussions regarding updating intergovernmental agreements are proceeding in a cooperative manner.


Board Member  
Items                      No report was given.

Future Meetings        The next meeting of the Board is scheduled for November 6, 2013.

Executive Session      Upon motion by Director Fenton and second by Director Gomes and unanimously carried the Board entered into executive session pursuant to CRS 24-6-402(4)(b) and (e) to consult or receive advise from attorney on legal questions and to develop negotiating positions or strategy and/or instruct negotiators regarding conveyance and service for Sterling Ranch and their sewage and discussions with Cherokee Water and Sewer District regarding our IGA and communications related to the terms thereof.

Adjournment            There being no further business to come before the Boards, the meeting was adjourned.

Respectfully submitted,

  
Secretary for the Meeting