

# RECORD OF PROCEEDINGS

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

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#### MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, December 4, 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  
Doug Woods

Absent was Director Joliene Weiss whose absence was excused.

Also present were:

Wayne Monson; Community Resource Services  
Jim Hunsaker, Esq.; Spencer Fane & Grimshaw LLP  
Raul Guzman and Jenny Tchang Frost; GTL Development, Inc.  
Tim Hunker and Tom Kerby; Tech Contractors  
Marti Wallner and 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.

**Resignation of  
Director**                              President Gabrielski advised the Board that he has received a written resignation from Director Joliene Weiss effective January 1 2014. The Board expressed their appreciation for Director Weiss's service.



# RECORD OF PROCEEDINGS

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and expenditures. It was noted that the total assessed valuation for all classes of property have increased by approximately 4.6%. Following discussion, upon motion by Director Gomes, seconded by Director Fenton, and unanimously approved the Board adopted the 2014 Budget as presented, certified the mill levies shown in the Budget and appropriated the expenditures shown in the Budget.

Mr. Monson reviewed the 2014 Budget for the Meridian Service Metropolitan District with the Board consisting of the General Fund, Capital Projects Fund, Water Fund and Sewer Fund including final assessed valuation, anticipated 2013 expenditures based on 9/30/13 actual expenditures and projected 2014 revenues and expenditures. It was noted that the assessed valuation for the Service District is minimal and that no mill levy is projected for the District. The Board requested that the projected 2013 expenditure for Rec. Center Improvements be increased to \$3,000,000 and the contingency be increased to \$300,000 with projected Developer advance to balance the fund. Following discussion, upon motion by Director Gomes, seconded by Director Fenton, and unanimously approved the Board adopted the 2014 Budget as presented with minor revisions and appropriated the expenditures shown in the Budget.

## 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 November 6 the District has received 134 taps.

2014 Management and Service Agreement with YMCA – The Board reviewed two versions of the 2014 Management and Service Agreement with the YMCA of the Pikes Peak Region regarding the operations of the Recreation Center. The Board noted that usage of the Recreation Center is increasing as the community grows and that the YMCA employees operating the Recreation Center have not received raises for a few years. Following discussion, upon motion by Director Woods, seconded by Director Gomes, and unanimously approved the Board approved the Agreement providing for a 3% increase over the 2013 compensation..

Annual Administrative Resolution – Mr. Monson presented the Annual Administrative Resolution for each District for consideration by the Board. The resolutions identify various activities to be accomplished and assign them to appropriate consultants of the District. The resolution also elects officers of the Board and engages consultants to the District. Following discussion, upon a motion by Director Gomes and a second by Director Fenton, the Annual Administrative Resolutions were adopted with minor corrections.

District Fees – The Board reviewed the fees and charges of the Districts. The Board noted that the water fees are adequate at this time but the builder tap fees have not been raised for a couple of years. Additionally the Board noted that homes under construction and vacant lots who have paid tap fees were not paying

## RECORD OF PROCEEDINGS

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for water used and for the availability of service. Park and recreation fees are sufficient at this time but will need to be reviewed upon completion of the indoor pool addition planned for late 2014. Street light fees can be reduced slightly as more homes are contributing to these costs.

Sewer fees must be increased to accommodate increased operational costs including labor, power and chemical costs. Additionally costs will increase to operate the new pumping station to deliver effluent to the joint Meridian Service/Cherokee regional sewage treatment plant. The Board also noted that new requirements by Federal and State Regulators will require significant additions to the regional sewage treatment plant that Meridian Service Metropolitan District will help fund.

Following discussion, upon motion by Director Fenton, seconded by Director Gomes, and unanimously carried the Board approved a new fee schedule for District fees and a new fee schedule for builder owned lots.

Construction  
Manager Items

Lift Station – Director Woods advised the Board regarding the construction progress of the lift station. The project was placed in operation with the approval of the State Health Department because the old temporary pump station was failing. Final paperwork is being completed.

Attorney's Items

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

Legal cases – Mr. Hunsaker reported that the case between Cherokee and Velocity has been settled and Meridian's motion to be excluded was granted. The Cherokee/GMS case was settled and MSMD was not involved.

Out of District Service – Potential out of District sewer service to properties are being discussed. Such service may be beneficial to the District to utilize capacity in the new pump station and defer some costs.

Board Member  
Items

No report was given.

Future Meetings

The next meeting of the Board is scheduled for January 8, 2014.

Adjournment

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

Respectfully submitted,

  
Secretary for the Meeting