

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, April 2, 2014, 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
Larry Rodgers

Also present were:

Wayne Monson; Community Resource Services
Matt Dalton, Esq.; Spencer Fane & Grimshaw LLP
Tim Hunker and Tom Kerby; Tech Contractors
Marti Wallner; YMCA of the Pikes Peak Region
Michelle Carr, resident and DRC#2 President
Jason Gray, resident and reporter
Kelly Caffee, Porchlink Media

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.

Comments from Visitors There were no visitor comments.

Minutes The Board reviewed the minutes of the March 5, 2014 combined regular meeting. Director Rodgers moved that the Board approve the minutes as presented. Upon second by Director Gomes vote was taken and the motion carried unanimously.

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Update from
Meridian Ranch
Recreation Center
and Facility Usage
Report

Ms. Wallner representing the YMCA Pikes Peak Region reviewed the monthly report included in the Board packet. She reported on program activities and upcoming events. She requested the purchase of a storage cabinet for the community room for the child watch program. She reported that of the 4726 scan ins last month 1079 were repeats and there were 454 guest sign ins. There were 21 paid open gym sign ins by non-residents.

The Board discussed the guest policy for use of the Recreation Center. The Board expressed the desire that District residents not be denied access to the swimming pool or exercise equipment because of high usage. Upon motion by Director Fenton, seconded by Director Gomes, the Board approved a policy that residents can bring 2 guests at no charge and additional guests will be charged \$5 per person per visit effective May 1. The new policy will be placed in the newsletter and on the web site. The Board also requested that the pool opening and need to obtain pool passes be noted on the utility bill.

Porchlink Contract
Updateo

The Board discussed the monthly newsletter prepared by Porchlink. Upon motion by Director Woods, seconded by Director Gomes, and unanimously carried the Board approved a 6 month extension of the contract with the District paying for the postage and the developer paying for the production. The developer representative indicated that they do not intend to underwrite the production costs after the contract extension. The Board discussed the value of the publication to the community and the relationship between advertising income and production costs. The Board indicated it's intention to revisit the subject at a future meeting.

Financial Items

Approval of Payment of Claims - The Board reviewed Meridian Service claims presented for payment at this meeting represented by check nos. 7025 thru 7093, totaling \$165,332.50, and for Meridian Ranch, represented by check nos. 1700 thru 1707, totaling \$2,021.65. Director Gomes moved that the Board approve and ratify payment of the claims as presented. Upon second by Director Rodgers vote was taken and the motion carried unanimously.

Cash Position – Mr. Monson reviewed the cash position summary for Meridian Service Metropolitan District dated February 28, 2014 adjusted as of March 31, 2014 with the Board. Upon motion by Director Gomes and second by Director Fenton 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 February 28, 2014 for Meridian Service Metropolitan District. Upon motion by Director Gomes and second by Director Fenton and unanimously carried the Board accepted the financial statements as presented.

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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 March 27 the District has received 30 taps.

Sterling Ranch IGA – Mr Monson presented a first amendment to the LOI regarding an extension of time to consider the proposed Sterling Ranch IGA providing for sewer transmission services. Upon motion by Director Fenton and second by Director Gomes and unanimously carried the Board approved the revisions to the LOI.

Falcon Freedom Days – The Board discussed details of the Falcon Freedom Days celebration to be presented by the District on July 3. The celebration occurs on the golf course property with some parking on property made available by the developer. Mr. Dalton will prepare license agreements for the use of these properties. Beer and wine is sold by Creekview Grill under their liquor license. Most vendors, including the fireworks vendor, will provide also insured certificates naming the Golf Course and the District. Some play equipment will be rented directly by the District. Fort Carson and Colorado State Patrol is being invited to display equipment. Mr. Monson will contact the SDA Insurance Pool regarding obtaining the appropriate coverage for the District.

Non-Program Use of Recreation Center – The Board discussed the non-program use of the Recreation Center such as the church use on Sunday morning. The Board discussed whether the rental agreements should be with the 'Y' or the District, how the rental funds are allocated and who is responsible for the operation of the facility during the use. The Board determined that the 'Y' would continue to handle the rental of the facility and operated the facility during the rental use with periodic accounting to the District. The Board will approve significant ongoing non-program use. The Board asked Mr. Dalton to review the rental agreement used by the 'Y' on behalf of the District.

Construction Manager Items

DRC Fees Collection – Director Woods discussed the possibility of the District collecting the DRC fees with the utility bill. Mr. Dalton advised the Board that it is possible for the District to collect the fees if there is a contract between the District and the entity responsible for establishing the fee. Mr. Dalton will prepare a draft of a possible contract and Director Woods will discuss the issue further with the DRC.

Recreation Center Addition – Director Woods advised the Board that the developer has received preliminary bids for the proposed addition to the Recreation Center. Further discussions with potential contractors has determined that it would be unwise to initiate construction until after the summer use of the outdoor pool. The current plan is to initiate construction in September.

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Water Filter Plant Addition – The Board approved the addition of an addition of approximately 8’X8’ to the water treatment plant to accommodate expanded administrative needs.

Attorney's Items

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

Board Member
Items

Director Rodgers suggested that a hard surfaced trail be provided where the path is worn from the northwest corner of the Recreation Center to the street. The Board approved the instillation of the walkway.

Future Meetings

The next meeting of the Board is scheduled for May 7, 2014.

Adjournment

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

Respectfully submitted,

Secretary for the Meeting