

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, November 5, 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
Doug Woods
Mike Fenton

Also present were:

Wayne Monson; Community Resource Services
Matt Dalton, Esq.; Spencer Fane & Grimshaw LLP
Raul Guzman; GTL Development, Inc.
Tim Hunker and Tom Kerby; Tech Contractors
Marti Wallner, Melissa Deen and J.T. Adamson; YMCA of the Pikes Peak Region
Zack Bishop; D. A. Davidson & Co.
Wayne Rasmussen; Residents

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 comments from visitors.

RECORD OF PROCEEDINGS

- Minutes The Board reviewed the minutes of the October 8, 2014 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.
- 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 including Kids Crossing, Tree Lighting Ceremony, and Active Older Adults Thanksgiving Potluck. There was also discussion of establishing an information center for development and community activities at the Recreation Center.
- Approve Continuation Agreement Ms. Wallner presented an agreement for continuation of services with the YMCA to operate the Recreation Center during 2015. Options for services to be provided were discussed. Following discussion, upon motion by Director Woods, seconded by Director Gomes, and unanimously carried the Board approved the Agreement for continuation of services with the option of the YMCA providing equipment maintenance on exercise equipment
- Financial Items Approval of Payment of Claims - The Board reviewed Meridian Service claims presented for payment at this meeting represented by check nos. 7489 thru 7548, totaling \$204,638.90, and for Meridian Ranch, represented by check nos. 1743 thru 1749, totaling \$839.14. Director Gomes moved that the Board approve and ratify payment of the claims as presented. Upon second by Director Fenton vote was taken and the motion carried unanimously.
- Cash Position – Mr. Monson reviewed the cash position summary for Meridian Service Metropolitan District dated September 30, 2014 adjusted as of October 31, 2014 and the cash position summary for Meridian Ranch Metropolitan District dated September 30, 2014 adjusted as of October 31, 2014 with the Board. Upon motion by Director Woods second by Director Gomes and unanimously carried the Board accepted the cash position summaries as presented.
- Financial Statements – Mr. Monson reviewed the unaudited financial statements for Meridian Service Metropolitan District for the period ending September 30, and the unaudited financial statements for Meridian Ranch Metropolitan District for the period ending September 30, 2014 with the Board. Upon motion by Director Woods and second by Director Gomes and unanimously carried the Board accepted the financial statements as presented.
- Approve 2014 Audit Engagements – Mr. Monson presented 2014 audit engagement letters for both Districts from L. Paul Goedecke. He noted that the engagement is for the same prices as last year. Following discussion, upon motion by Director Fenton and second by Director Gomes and unanimously carried the Board approved the audit engagements

RECORD OF PROCEEDINGS

Review Draft 2015 Budget – Mr. Monson reviewed a draft of the 2015 Budgets with the Board. He indicated the assumptions used in the budget preparation and pointed out key features of the budgets. He invited the Board to review the draft budgets and to contact him with questions or suggestions. The public hearing on the budget will be held at the December board meeting.

\$3.5M District Borrowing – Mr. Bishop presented the details of a \$3.5M loan being offered to the Meridian Ranch Metropolitan District by Compass Mortgage Corporation to repay developer advances for street improvements. Following discussion, upon motion by Director Fenton, seconded by Director Gomes, and carried on a vote of 3 in favor and one abstention the Board approved the Certified Record of Proceedings to accomplish the \$3.5M borrowing.

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 October 22nd, the District has received 104 taps.

Water and Sewer Tap Fee – The Board considered a resolution revising the water and sewer tap fee effective January 1, 2015. The resolution increases the current tap fee of \$12,500 to \$13,500. Upon motion by Director Fenton seconded by Director Gomes and unanimously carried the Board approved the resolution revising the water and sewer tap fee.

2015 Fee Schedule – Mr. Hunker presented a schedule of proposed fees and charges for consideration by the Board. Following discussion, upon motion by Director Gomes seconded by Director Fenton and unanimously carried the Board approved the fee schedule as proposed effective January 1, 2015.

Construction Manager Items

Director Woods updated the Board on development activities.

Sterling Ranch Update – Director Woods advised the Board that the Sterling Ranch developer has purportedly secured financing and plans to move forward with the development. He anticipates that the \$400,000 initial payment will be received in 2015 with additional required payments and scheduled tap fee payments will occur with initial plat approval.

Updated Pipeline Notes – Mr. Hunker presented updated standard pipeline notes for consideration by the Board. He briefly explained the need and content of the changes to the notes. Upon motion by Director Fenton seconded by Director Gomes and unanimously carried the Board approved the updated pipeline notes as proposed.

Water Meter Rules and Regulations – Mr. Hunker presented water meter rules and regulations for consideration by the Board. He briefly explained the need and content of the notes. Upon motion by Director Fenton seconded by Director

RECORD OF PROCEEDINGS

Gomes and unanimously carried the Board approved the water meter rules and regulations as proposed.

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

Board Member
Items No additional items were presented.

Future Meetings The next meeting of the Board is scheduled for December 3, 2014.

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

Respectfully submitted,


Secretary for the Meeting