

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, January 7, 2015, 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:

Gregg Gomes
Doug Woods
Mike Fenton

Absent was Director Butch Gabrielski whose absence was excused.

Also present were:

Wayne Monson; Community Resource Services
Matt Dalton, Esq.; Spencer Fane & Grimshaw LLP
Tim Hunker; Tech Contractors
Melissa Deen; YMCA of the Pikes Peak Region
Ron Pace and Micah Howell; Woodman Hills 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 Mr. Pace advised the Board that he would be making an open records request for information regarding the cost for the Woodman Hills Metropolitan District (WHMD) to tie into Meridian Service Metropolitan District facilities to be used in a personal dispute he is having with other parties. He was advised that WHMD was advised several years ago that there are no offers on the table and that any offers made or implied have been withdrawn. He was further advised that he would be charged for the costs of providing the requested materials as provided by statute. He was referred to the District manager and Attorney if he wished to proceed with an open records request.

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- Appointment of Director William (Bill) Gessner was introduced to the Board and expressed his interest in filling the current Board vacancy. Upon motion by Director Gomes and second by Director Fenton, Mr. Gessner was appointed to fill the vacancy on the Meridian Ranch Metropolitan District Board.
- Minutes The Board reviewed the minutes of the December 3, 2014 combined regular meeting. Director Fenton moved that the Board approve the minutes with the correction of a spelling error. Upon second by Director Gomes vote was taken and the motion carried unanimously.
- Update from Meridian Ranch Recreation Center and Facility Usage Report Ms. Deen; representing the YMCA Pikes Peak Region reviewed the monthly report included in the Board packet. She reported on program activities and upcoming events including starting a school days out program and an Active Older Adult social. She also shared a letter from a resident complimenting the “Y” staff.
- Financial Items Approval of Payment of Claims - The Board reviewed Meridian Service claims presented for payment at this meeting represented by check nos. 7607 thru 7658, totaling \$180,158.75, and for Meridian Ranch, represented by check nos. 1755 thru 1761, totaling \$5,302.81. Director Fenton moved that the Board approve and ratify payment of the claims as presented. Upon second by Director Gomes vote was taken and the motion carried unanimously.
- Cash Position – Mr. Monson reviewed the cash position summary for Meridian Service Metropolitan District dated November 30, 2014 adjusted as of December 19, 2014 with the Board. Upon motion by Director Fenton 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 Meridian Service Metropolitan District for the period ending November 30 with the Board. Upon motion by Director Fenton 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 December 22nd, the District has received or assigned 126 taps.
- Recreation Center Hours – Mr. Hunker presented an analysis of the usage of the Recreation Center by hour of the day. He noted that there is an average of 6 users in the facility between 12:30 and 4:30. He suggested that the Board might consider closing the facility between 12:00 and 4:00. He also noted that

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it would be desirable to close one hour earlier on Friday evening and stay open one hour later on Sunday evening. Following discussion, the Board requested that Mr. Hunker work with the YMCA to determine the net cost savings, if any, and bring the information to a future meeting.

Water Meter Conversion. – Mr. Hunker advised the Board that the sending units on the water meters used in the initial homes developed in the District have become obsolete and are no longer supported by the manufacturer. These meters are also not readable by the District's equipment requiring contract services on a monthly basis to obtain meter readings for billing purposes. He recommends changing out the obsolete units to the same type used in the balance of the District. The supplier is offering a reduced price on the replacement units to facilitate the changeover. Following discussion, upon motion by Director Fenton, seconded by Director Gomes and unanimously carried the Board authorized the upgrade of the water meter sending units on approximately 168 homes at a cost for equipment of approximately \$30,000.00.

Water Softener Prohibition – The Board discussed regulations regarding Total Dissolved Solids (TDS) in treated sewage effluent discharged from sewage treatment plants. Current and anticipated State and Federal requirements are reducing the permitted levels of TDS. A significant contributor of TDS is the discharge of water softeners from homes. A reduction in contributing TDS may reduce and/or extend the need for costly upgrades to the sewer treatment facilities. Other providers utilizing the regional sewer treatment facility have restricted the use of water softeners within their districts. The Board considered a resolution restricting the use of water softeners within Meridian Ranch and other developments utilizing the Meridian Service Metropolitan District sewer outfall. Upon motion by Director Gomes, seconded by Director Fenton and unanimously carried the Board approved the resolution as presented.

Revision to Rules and Regulations – The Board discussed proposed revisions to Section 619 and 620 of the Rules and Regulations regarding enforcement. Upon motion by Director Fenton, seconded by Director Gomes and unanimously carried the Board approved the revision as presented.

Utility Billing Past Due Report – The Board reviewed the past due report for 2014 and noted that the policies implemented have been successful in reducing the long term past due issues.

Construction
Manager Items

Director Woods updated the Board on development activities and progress on bidding of the Recreation Center addition.

Attorney's Items

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

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Board Member
Items

No additional items were presented.


Future Meetings

The next meeting of the Board is scheduled for February 4, 2015.

Adjournment

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

Respectfully submitted,


Secretary for the Meeting