

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE

MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, March 2, 2016, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance

The combined regular meeting of the Boards 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
Mike Fenton
Bill Gessner
Gregg Gomes

Absent was Director Woods, whose absence was excused.

Also present were:

Braden McCrory; Sewer Operator
Kevin Fackerell; Water Operator
Raul Guzman, Construction Manager; Tech Built
Sue Blair; Community Resource Services
Angie Kelly; Community Resource Services
Tim Hunker; On-Site Manager
Marti Wallner; YMCA of the Pikes Peak Region
Matthew R. Dalton, Esq; Spencer Fane
Tom Kirby
Bob Helms; Resident

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.

Approve Agenda

The Board reviewed the agenda and Director Gessner moved to approve the presented agenda. Upon a second by Director Gomes, a vote was taken and the motion carried unanimously.

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Comments from Visitors

Mr. Helms wanted to address the Board regarding the hours of operation of the recreation center. He felt that closing in the middle of the day excluded the retired community and limited their use of the facility when it wasn't extremely busy. It was mentioned to Mr. Helms that a study was completed and between the hours of 12pm and 4 pm, an average of 4 people visited the recreation center.

Minutes

The Board reviewed the minutes of the February 3, 2016 combined regular meeting. Director Gessner moved that the Board approve the minutes as presented. Upon second by Director Gomes vote was taken and the motion carried unanimously.

YMCA Report

Ms. Wallner, representing the YMCA Pikes Peak Region, reviewed the monthly report included in the Board packet.

- Ms. Wallner reported that next month the new layout of the machines will be prepared and shared with the Board.
- Ms. Wallner reported also that the recreation center had been accepted into the YMCA 'togetherness' program. This is a program to encourage community involvement on all fronts. This will also allow more grant money to be distributed to the recreation center.
- Teen night was maxed out in participants and the movie night had 35 people in attendance.
- Also noted - 2 more early morning spin classes were added.
- Director Gessner also pointed out that he had been asked about guest policies and the lack of information posted. He asked that policies drafted and posted within the recreation center.

Operations Reports

Messrs. McCrory and Fackerell distributed water and sewer operation reports for February 2016. These reports were very informative and are hereby attached to these minutes by this reference.

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Financial Items

Approval of Payment of Claims - The Board reviewed Meridian Service claims presented for payment at this meeting represented by check nos. 8497-8572 totaling \$864,523.63, and for Meridian Ranch, represented by check nos. 1847-1851, totaling \$3,279.97. Check No 8552 for \$55,081 should not be sent and should be paid from the actual invoice when received. Director Gomes moved that the Board approve and ratify payment of the claims as presented with check #8552 held. Upon second by Director Gessner vote was taken and the motion carried unanimously.

Cash Position – Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District with the Board. Upon motion by Director Fenton second by Director Gessner and unanimously carried the Board accepted the cash position summary as presented.

Financial Statements – Ms. Blair reviewed the unaudited financial statements for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District for the period ending January 31, 2016 adjusted February 29, 2016 with the Board. Upon motion by Director Gessner and second by Director Fenton and unanimously carried the Board accepted the financial statements as presented.

Managers' Report

2016 Landscape Bid: The updated bid from Valley Crest was reviewed. Upon such review a motion was made by Director Fenton to ratify the executed agreement with Valley Crest, without the irrigation tech. Upon a second by Director Gomes, a vote was taken and the motion carried unanimously.

Review Meridian Ranch Recreation Center Management Agreement: Two options were presented by the YMCA: the first option is a continuation of the previous agreement and the second option is a new agreement. The Board agreed a new contract is best including an option of opening the indoor pool if overflow is needed. The opening of the pool would be \$55/hour. The Board would like the indoor pool open from 5:30am – noon every day for those who swim laps. Upon completion of discussion, Director Gessner moved that the new agreement be accepted, subject to final review by legal counsel, at \$117,000 for the indoor pool - closed all year from noon – 4pm. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

The indoor pool budget was reviewed.

Ms. Blair reviewed the year-to-day tap schedule with the Board.

Construction Manager

Mr. Guzman reported on the following items:

Some work is being re-done on the ingress/egress of the pool area. The grand opening is still set for April 4th.

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Longview Park – Sod will be installed in 6 weeks, weather permitting and the Lawrence Roger dedication will be held in 2 months.

145 Lots in Filing 8 will be finished in 6 weeks.

181 Lots in Filing 9 will begin preparation in 3 to 4 weeks for construction.

Estates 3 has 21 lots out to bid.

Stonebridge Clubhouse bids will be completed in 3 weeks and construction will begin in approximately 2 months.

Filed House expanded – inline booster pump to provide water for the next 1,000 homes. This is interconnected with Cherokee Northern wells for peak usage.

Guthrie – plans ready in 6 weeks for submittal and bidding will occur in approximately 3 months.

Sterling Ranch – within 4-6 weeks it is anticipated to receive CDPHE site approval. There is a 12” tie-in with the force main. 28-30 months before they flush toilets.

221 lots in Vistas. Plans will be submitted next week.

The Shoppes – bringing in Papa Johns, CrossFit Rockies leaving 1 building to be leased. 50% leased in the building with Splash Grooming.

53 home sales in January and February – best sales yet. These sales are attributed to indoor pool, regional park, retail center.

Mr. Guzman was also meeting with the county regarding the roadway concerns in the neighborhood.

Legal Matters

There were none.


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Adjournment

There being no further business to come before the Boards at this time, Director Gessner moved to adjourn the meeting. Upon a second by Director Gomes, a vote was taken and the motion carried unanimously.

The next meeting of the Board is scheduled for April 6, 2016.

Respectfully submitted,



Secretary for the Meeting