

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, April 6, 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

Absent was Director Woods, whose absence was excused.

Also present were:
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
Jason McFarren – resident
Dan Poncidelli - 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 agenda as presented. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Comments from Visitors Mr. McFarren addressed the Board about potential problems he sees with daycare and use of the recreational facilities. He asked the Board to be proactive instead of reactive. He is concerned about the drop-in daycare filling up with the addition of classes and commented that this will hinder people from utilizing the

RECORD OF PROCEEDINGS

recreation center. He expressed the same concern about the machines with regard to adding classes. He was asking the Board be prepared with solutions to these concerns as the community grows and more classes get added to the recreation center schedule.

Mr. Poncidelli addressed the Board regarding the operating hours of the facility. He requested that the hours in the middle of the day be returned to the operating hours. It was explained that an average of only 4 people used the recreation center during the now closed hours. The cost to operate did not match the usage. Monitoring of this will continue as the community grows and more people use the facility.

Minutes

The Board reviewed the minutes of the March 2, 2016 combined regular meeting. Director Gessner moved that the Board approve the minutes as presented. Upon second by Director Fenton 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 the soccer league is up and running. Mr. Guzman suggested the use of the regional park as it is opening June 2nd and this would be a great use of the park.
- Ms. Wallner also stated that the run club has 48 participants.
- Also addressed was the June 2nd opening of the Regional Park and the plans to hold special events there to draw attention to the amenity.
- Mr. McFarren's comments were readdressed regarding the addition of equipment as the community grows. Ms. Wallner did explain that ADA compliance regulates the distance needed around machines for access and adding machines is going to be difficult for this reason. Evaluation will continue as needed in adding machines.
- Ms. Wallner did explain that they are trying to mitigate the concern of classes using machines by posting the class schedule at the beginning of each week. This will allow residents time for adjustment in their schedule if needed to use the desired machines.
- Ms. Wallner addressed the daycare concern in stating there is a 2 hour time limit for each child; this will hopefully keep spots open for new kids. Also, they did host camps during spring break to help alleviate the issues with no spots open in the drop-in daycare.

RECORD OF PROCEEDINGS

- Ms. Wallner also outlined some upcoming events: August will be the SkySox event; April 13-14 is the teen lock-in night; through April 22 a collection of suitcases will take place in accordance with Child Abuse Month.
- The guest policy was also discussed. After discussion and various options were presented, the Board decided to leave the guest policy as it currently reads. This will be reevaluated in a few months.
- A request was also made of Ms. Wallner to include the accounting report for guest fees collected in each monthly report.
- Contracts were distributed to the Board from the YMCA. The contract included the change in pool hours which increased the price \$11,862 monthly.

Operations Report Mr. Fackerell distributed the water and sewer operation reports for March 2016.

Mr. Fackerell outlined the following from his report:

- The wells look good. One motor is down but the repair was taking place as the meeting was happening.
- The work to install the data loggers was still taking place.
- 7 new homes were inspected.
- The valve maintenance work continues.
- A new program was also explained in which the Fire Department will work with Meridian to flush hydrants at no charge.

Financial Items Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1852-1857 totaling \$1,503.40 for Meridian Ranch and check nos. 8580-8646 totaling \$603,219.53. Director Fenton moved that the Board approve and ratify payment of the claims as presented.

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

Financial Items Public Hearing to Amend 2015 Budget: The Chairman opened the public hearings for both Meridian Ranch and Meridian Service Metropolitan Districts.

RECORD OF PROCEEDINGS

There being no public comment received, the public hearings were closed. The need to amend both Districts' 2015 budgets arises from the movement of money between fund allocations. A motion was made by Director Fenton to approve the Resolutions to Amend 2015 Budgets for both the Meridian Ranch and Meridian Service Metropolitan Districts. Upon a second by Director Gessner, a vote was taken the motion carried unanimously.

Manager's Report

Review and Ratify Timberline Landscape Agreement: The agreement is for a 4" temporary water line at the Regional Park. The monies will be taken out of the water fund. A motion was made by Director Fenton to approve the 4" water line. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Revocable Agreement between Meridian Ranch and the Board of County Commissioners: This requires no action from the Board but was included as informational.

Review 2016 Tap Fee Report: The report was reviewed and comments were made regarding the high volume for the month. No action required by the Board.

Review and Approve Fire Hydrant Prevent Program: This was also previously discussed in the meeting with Mr. Fackerell. Falcon Fire will train the firefighters to operate and test pressures in hydrants to report to the District. This will create a maintenance program on hydrants at no cost to the District. Mr. Dalton will prepare an MOU to ensure full understanding of responsibilities.

Construction Manager Report

Mr. Guzman reported on the following items:

The Grand Opening for the pool will take place on Monday, May 2.

The indoor pool has some final punch list items to complete. There was an issue with the plaster in the pool after the acid wash was done. The contractor will try and acid wash again to determine if that rectifies the issue. The warranties will be retroactive to March 31 and no bonds will be released until full completion.

Longview Park – will now open in June as the landscape contractor is behind schedule.

The Shoppes – bringing in Papa Johns, CrossFit Rockies, possible LOI from Subway and a boutique. 65% leased in the building with Splash Grooming. An insurance agent has also expressed interest in submitting an LOI.

Falcon Freedom Days are gearing up.

Director Gomes submitted a written resignation as Director on both the Meridian

RECORD OF PROCEEDINGS

Ranch and Meridian Service Metropolitan Districts.

Mr. Kirby has also expressed interest in renting space in the Metro District office; an agreeable square footage for this lease is being discussed.

A meeting is taking place with the county to discuss the storage of concrete. The District will get fined if concrete is being incorrectly stored. It was suggested that a letter be delivered to the developer regarding this issue and the severity of the consequences should protocol not be followed. Also suggested was the policy that no water meter will be installed until appropriate drainage is in place. Mr. Hunker will present such policy to the Board in May.

Legal Matters

There were none.

**Board Member
Items**

Director Gomes resigned and Director Woods term will be expiring May 3, 2016. Both positions will need appointment in May. Mr. Dalton will publish notice for the open positions.

Adjournment

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

The next meeting of the Board is scheduled for May 4, 2016.

Respectfully submitted,



Secretary for the Meeting