

RECORD OF PROCEEDINGS

MINUTES OF THE COMBINED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, July 13, 2016, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance

The combined special 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
Wayne Reorda

Absent was Director Woods, whose absences were excused.

Also present were:

Brayden McCrory; Water Operator
Kevin Fackerell; Sewer Operator
Raul Guzman, Construction Manager; Tech Built
Sue Blair; Community Resource Services
Angie Kelly; Community Resource Services
Marti Wallner; YMCA of the Pikes Peak Region
Matthew R. Dalton, Esq; Spencer Fane – via telephone
Tom Kirby
Mark Whittle; Tech Built

Call to Order

A quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosure Matters

Ms. Blair 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 Fenton moved to approve the agenda as presented. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Comments from Visitors

Jason McFerran outlined his concerns as well as concerns shared with him from other residents. These items include: the outdoor pool hours are too short, the uncertainty as to who determines the number of lifeguards needed at the pool, the high guest fees, why gym repairs take so long, the concern about the continually

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leaking roof, a possible plan for expansion when the District is built out, the shortage of space in child watch, YMCA staff being abrupt with upset residents, the uncertainty as to who makes decisions (the YMCA or the Board), his desire for answers instead of no action.

Kayla Bayless addressed the Board to add that she would like better communication in the community. She would like to see the Board meetings at a time more people can attend.

Melanie Hoffman noted that she would like better communication also as she did not know the pool hours had changed until she arrived at the Recreation Center. She also expressed her disapproval of the current outdoor pool hours and the lack of times for usage. Ms. Hoffman also commented on the lack of time to exit the pool once it has closed; a 15 minutes window to get yourself together would be appreciated.

Nancy Lowe expressed her frustration regarding communication and trying to figure out how the District works. She is unsure as to who makes decisions or who to contact with concerns. She asked many questions about covenant enforcement and who is required to do this task. Ms. Lowe also expressed concern about the Farmers' Market and traffic. A concern about the high temperatures of the showers at the recreation center was also expressed.

Sandy Shock addressed the Board about the trail at the Estates in that it is unpassable after a rainstorm due to poor drainage flow.

Kathy Helms expressed a similar concern about the trail at Mt Emerald and Mt Lindsey; this area is covered in dirt and sand. The edges also have a lot of dead trees and weeds. She is concerned as this has been an issue since June. Ms. Helms also had concerns regarding the speed at which residents drive on Londonderry and also the grasses being too tall in the median for proper sight lines. She suggested a crosswalk across from the Recreation Center.

Todd Cavin also asked about soil remediation; specifically in the area of Mt Oxford Drive trail as washout has occurred there also.

Trish Koch would like to see a program for kids over 7 to use while parents are working out or in class. The child watch does not cover them but she would like to see somewhere for them to go instead of being on their own. She also noted that the staff in child watch is amazing.

Angela Lenn asked a few questions of the Board: why is the gym closed from 12-3? Why does the same parent have to sign out the child that signed them in to child watch? What do the sports fees go toward?

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Kenny Burns submitted the idea to have a resident liaison to help with communication issues. He is happy to volunteer as the residents would like someone they can call with concerns and this person will return answers to the residents regarding these concerns. Mr. Burns also offered the solution that more explanation to the residents as to why decisions are being made, there would be less resident concern.

Dusty Rhodes asked who is in charge of street lights when they are out? He also asked about why the water is sometimes hard and sometimes soft.

Lisa Case addressed the Board with concern about the pool hours and that 12-4 is not suitable for use of the pool. She also outlined that child watch is not available during these times so taking all of the kids to the pool at the same time is difficult. Child watch during pool hours would be helpful.

Britney Pezdirtz commented that the weeds are too high along Londonderry and she does not feel the neighborhood is as well-kept as she expected.

Mark Martinez commented that guest passes should be reviewed and that the Board should allow 2 free guest passes instead of just 1. Also, no expiration on the guest pass card should be the policy.

Director Gessner addressed the residents in saying that he understands their concerns and they are valid concerns. He reassured the residents the Board takes these concerns seriously and is trying to do right by all residents.

Minutes

The Board reviewed the minutes of the June 8, 2016 combined regular meeting. Director Gessner moved that the Board approve the minutes as presented. Upon second by Director Reorda 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 noted that the leg press will be fixed shortly as the wrong part was ordered twice.
- The handicap lift into the pool has a bad battery and is under warranty and is being addressed.
- Childwatch had staff scheduled for the entire month of June to use the 2nd room for overflow and 20 minutes was used the entire month.
- The YMCA is working on adding more senior activities.

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- Ms. Wallner answered the previous question regarding sports fees: the sports are not subsidized by the property taxes and therefore need their own fees to operate.

Operations Report Mr. McCrory and Mr. Fackerell distributed and reviewed the water and sewer operation reports for June 2016.

Financial Items Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1869-1873 totaling \$1,244.05 for Meridian Ranch and check nos. 8800-8868 totaling \$388,881.76. Director Fenton moved that the Board approve and ratify payment of the claims subject to funding. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Cash Position – Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District with the Board. Upon a motion by Director Gessner second by Director Fenton and unanimously carried the Board accepted the cash position summary pending funding for previously approved payment of claims.

2015 Audit: Director Fenton moved to approve filing for an extension on the 2015 audit. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Manager's Report

Crosswalk at Recreation Center: The Board discussed the need for a crosswalk at the Recreation Center. They will take this to the county on behalf of the homeowners. However, the best chance for action is for more homeowners to contact the county asking for the work to be done. A petition will be placed at the desk of the Recreation Center for signatures. Director Gessner moved that a Resolution be available or the residents to sign asking for a crosswalk at the intersection of Londonderry Dr. and Angeles Rd. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Review Concerns From Resident Jason McFerran: In the packet was an outline of concerns presented by resident Jason McFerran on behalf of many other residents. The Board agreed the most effective communication tool would be to answer these concerns in writing and make the document available for distribution. The Board agreed to make this a priority for completion.

Review 2016 Tap Fee Report: The report was reviewed and comments were made regarding the tap fees needed to cover the bond payment. No action required by the Board.

Construction Manager Report

Mr. Guzman reported that the District offices were 50% complete and the Shops are 70% leased out. It was also noted that the Farmers' Market would be moved

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to the Shops once the paving was complete.

Longview Park will be sodded soon and the dedication should take place August 12th. The park can be used 3 weeks after sod is installed.

The Stonebridge Clubhouse is a private clubhouse and the HOA dues pay for the operation of the clubhouse. The ground breaking should take place September 1st. The timeline is a 6 month completion.

The street lights were addressed as they were asked about in public comment: Mountain View replaces the lights and outages can be reported on their website.

Mr. Guzman also addressed the hard water/soft water issue. He outlined that the water depends on where it comes from and the hard water/soft water issue is dependent on where the water is being drawn from.

Legal Matters None were presented.

Board Member Items The mulch replacement project has started. The cap is \$25,000 for the materials. Director Gessner moved to approve the \$25,000 mulch work. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

The roof of the Recreation Center is also being repaired. The District hired a new contractor to complete the work. The contractor has uncovered an issues previously missed. The Board continues to address roof issues as they arise. The Board discussed hiring the company quarterly to review the roof as a proactive measure to ensure any leaks are mitigated. Director Gessner moved to approve a \$20,000 cap for the current repairs on the roof. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

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 Fenton, a vote was taken and the motion carried unanimously.

The next meeting of the Board is scheduled August 3, 2016.

Respectfully submitted,



Secretary for the Meeting