

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, November 9, 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 absence was excused.

Also present were:

Kevin Fackerell; Sewer Operator
Brayden McCrory; Water Operator
Angie Kelly; Community Resource Services
Sue Blair; Community Resource Services
Katya Rivas; Community Resource Services
Ronald Fano, Esq; Spencer Fane
Tom Kerby
Mark Whittle; TechBilt
Jim O'Hara; TechBilt
Angela Maxey, Meridian Service Metro District
Raul Guzman, Construction Manager; TechBilt
Abby Harlan; YMCA
Megan Priday; YMCA
Jessica Ehlen; YMCA

Call to Order

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

Disclosure Matters

Mr. Fano noted that written disclosures of the interests of all of the directors have been filed with the Secretary of State.

Approve Agenda

Director Gabrielski noted that he apologized for the miscommunication about the meeting date for this month.

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The Board reviewed the agenda and Director Gessner moved to approve the agenda as amended; adding the update on the crosswalk petition from Tom Kirby. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Comments from Visitors

Tom Slade addressed the Board about the issue raised last month between a resident and a YMCA staff member. Mr. Slade noted that he would like to see a policy in place to ensure this type of problem does not occur in the future and that all household members are considered as such. Mr. Slade also noted that he believes the MSMD has a long way to go to achieve transparency and asked that monthly meeting dates, election dates and other important information get published in the community newsletter. Finally, Mr. Slade noted that the financials were of concern to him as money appeared to be removed from the recreation center fund and he does not agree with this allocation.

Nancy Loew noted that she does not feel the water and sewer should be the focus of the Board. She feels the recreation center is the center of the community and should be the focus of the Board. She also does not feel the developer follows the same standard as the homeowners are required to follow with regard to landscaping. Ms. Loew also noted she would like to see more communication from the Board and would like consistent communication. Ms. Loew also noted that she feels the trails should be marked immediately for the snow plows.

Sandy Shock addressed the Board about the indoor pool hours. She would like to see the entire pool open every evening so that people can swim laps who work.

Minutes

The Board reviewed the minutes of the October 5, 2016 combined regular meeting. Director Gessner moved that the Board approve the minutes as presented. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.

YMCA Report

Megan Friday reviewed the YMCA report in the Board packet. Abby Harlan addressed the meeting also, adding that a facility technician has been hired and the facility should see better maintenance and cleaning due to this. Ms. Harlan also spoke to the 2107 contract pricing and budget. She outlined that more money has been allocated to cleaning and maintenance and the District will see an improvement in the facility for this money. She also offered cost for increasing pool hours.

Operations Report

Mr. Fackerell distributed and reviewed the water operation report for October 2016. Mr. Fackerell also noted that 2 wells need to be pulled. The cost will be split with Woodman Hills as one is shared. The cost to pull the well is \$3851 and the cost to video the well is \$1818. In addition, the motor in the well near the recreation center went into fault. The cost to pull this motor is \$4913 and the cost to survey is \$2343. Director Fenton moved to approve these expenses

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for repairs. Upon a second by Director Reorda a vote was taken and the motion carried unanimously.

Mr. McCrory reviewed the sewer operation report for October 2016. A proposal was distributed to the Board for storage tank maintenance that needs to happen. This was found during routine maintenance. The proposal is to inspect and retrofit equipment to the storage tanks to ensure proper operating. Director Fenton moved to approve the proposal from Pipestone Equipment for \$19,738.47 for this work. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Financial Items

Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1891-1897 totaling \$10,231.70 for Meridian Ranch and check nos. 9081-9151 totaling \$277,585.43. Director Gessner moved that the Board approve and ratify payment of the claims. Upon a second by Director Reorda, 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 Reorda and a second by Director Fenton the motion unanimously carried that the Board accepted the cash position summary.

Public Hearing 2017 Budget – Ms. Blair noted that publication was done according to State Statute and the public hearing can proceed as noticed. A motion was made by Director Gessner to open the public hearing for the 2017 budget for MSMD and MRMD at 11:00 a.m. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously. Director Gabrielski noted that a Parks and Recreation Fund would be created on the financials. This will allow residents to see a bigger picture of where the fees are being spent. Hearing no further comment, Director Gessner moved to close the public hearing for the MSMD and the MRMD 2017 budgets at 11:11 a.m. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously. Final action regarding the 2017 budget will be taken by the Board at the December meeting.

Public Hearing to Amend 2016 Budget: Ms. Blair noted that publication was done according to State Statute and the public hearing can proceed as noticed. A motion was made by Director Gessner to open the public hearing to amend the 2016 budget for both the MSMD and the MRMD at 11:13 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Ms. Blair outlined the changes to the 2016 budget for both MSMD and MRMD. Hearing no public comment, Director Gessner moved to approve the amendment of the 2016 budget for both the MSMD and the MRMD. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Director Fenton moved to close the public hearing at 11:13 a.m. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

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Manager's Report

Review 2016 Tap Fee Report: The Tap Fee Report was reviewed.

Review and Approve 2017 Administrative Resolution: Ms. Blair reviewed the 2017 Annual Administrative Resolution. Election of officers is part of the resolution and therefore the following vote took place: Director Gessner moved that Director Fenton be the Vice President. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Director Gabrielski, Director Gessner, Director Woods and Director Reorda will remain in their current positions. A motion was made by Director Gessner to approve the 2017 Administrative Resolution as amended. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Construction Manager Report

Crosswalk Update: Mr. Kirby outlined the updates for the crosswalk petition submitted to the County. He noted that the District had met with the County Engineer to walk the area of concern. As previously approved, an engineer hired by the District is completing a traffic study to submit a report outlining the need of the requested crosswalk to the County. As soon as the report is back from the engineer, the Board will be asked for approval to submit the report to the County.

Mr. Guzman reported Sterling Ranch would like to purchase the line along Meridian Road from the District. Also, the hope is that Stapleton Drive will be open in a year and a half to connect to Powers.

Mr. Guzman provided an update on the shops: Nana's Kitchen is set to open in the next couple of days and the Grand Opening will be posted on the website. Papa John's is still waiting on their permit. Jaks has contracted with Thomas General and is looking to be open February 1, 2017. The liquor store hopes to open by Thanksgiving. Other interested parties for space include Dunkin Donuts, a sports bar, a convenience store, medical offices and a dance/karaoke bar. None of these mentioned are signed deals.

Stonebridge hopes to open by May 1, 2017.

Legal Matters

Enter into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S to seek consult with Counsel regarding contractual matters. A motion was made by Director Fenton to enter executive session at 11:27 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

A motion was made by Director Fenton to come out of executive session at 12:13 p.m. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Board Member Items

None were presented.

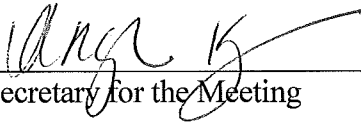
Adjournment

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.

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The next meeting of the Board is scheduled December 7, 2016.

Respectfully submitted,


Secretary for the Meeting