

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 5, 2017, 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
Wayne Reorda

Absent was Director Woods, whose absence was excused.

Also present were:

Kevin Fackerell; Water Operator
Brayden McCrory; Sewer Operator
Tom Kerby; Meridian Service Metro District
Fred Jackson; Meridian Service Metro District
Mark Whittle; TechBilt
Angela Maxey, Meridian Service Metro District
Raul Guzman, Construction Manager; TechBilt (participated via telephone)
Abby Harlan; YMCA
Megan Priday; YMCA
Jessica Ehlen; YMCA
Jessica Wilson; YMCA
Jonathan; YMCA
Angie Kelly; Community Resource Services
Ronald Fano, Esq; Spencer Fane

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

The Board reviewed the agenda and Director Reorda moved to approve the agenda as amended; adding IV.H to discuss a SCADA system at the golf course diversion pond. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

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- Comments from Visitors** None presented.
- Minutes** The Board reviewed the minutes of the March 8, 2017 combined special meeting. Director Fenton 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** The report distributed in the Board packet was reviewed by the YMCA. Abby Harlan noted that teen wellness was added for spring break, there are 10 new Group X classes added to the schedule, the pool is closed for annual maintenance, and introduced the new facility technician (Jonathan).
- Operations Report** Mr. Fackerell distributed and reviewed the water operation report for March 2017. It was noted that the slit was cleaned from the drainage pan and the system is working well. Mr. McCrory reviewed the sewer operation report for March 2017. Fred Jackson provided a verbal drainage report to the Board and noted that all systems are working well.
- Financial Items** Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1925 - 1930 totaling \$1,317.90 for Meridian Ranch and check nos. 9463 - 9530 totaling \$402,917.43 for Meridian Service. Ms. Kelly noted that a developer advance was not needed for these claims. 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. Kelly reviewed the cash position summary for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District with the Board. Upon a motion and by Director Gessner and a second by Director Fenton, the motion unanimously carried to accept the cash position summary as presented.
- Items from the Manager** Review 2016 Tap Fee Report: The Tap Fee Report was reviewed.
- Discussion regarding ‘No Solicitation’ signage: Director Gabrielski noted that residents have recently submitted concern about how many solicitors are in the neighborhood and signs have been requested for the entrances to designation that soliciting is prohibited. Director Gessner noted that the DRC wanted to help with the cost of these signs as they have previously discussed the issue as well. Ms. Maxey will get prices and placement options for the Board to review.
- Ratification of the revised Latigo Well proposal: Applied Ingenuity was approved in March to complete the repairs to the Latigo Well. However, upon receiving the answers to the previously noted questions (getting a pump for 100 gpm and adding a VFD) the cost difference was an additional \$26,541. Therefore, Director

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Gabrielski brought this back to the Board for approval. Director Fenton moved to approve the revised bid from Applied Ingenuity to repair and upgrade the Latigo Well equipment. Upon a second by Director Reorda, a vote was taken and the motion passed unanimously.

Discussion regarding deck mower: Director Gabrielski presented pricing for a deck mower that fits the current equipment of the District. The purchase of the deck mower will allow the District to maintain areas still under development and not included with the landscape contract work. Director Reorda moved to approve the purchase of the deck mower for \$2000. Upon a second by Director Fenton, a vote was taken and the motion passed unanimously.

Guthrie Booster and Raw Waterline Contracts: This item is tabled as the contract is not yet finalized.

Londonderry landscape modifications: Director Gabrielski presented the Board with a bid to alter the median on Londonderry, as was suggested in the traffic study to help sight lines. CDI, BrightView and LandTech provided bids to the District. 11 trees will be relocated to another area within Meridian Service, sod will be laid and irrigation will be altered. It was recommended the Board use CDI as they are the current landscape contractor and the bid was the most cost effective. Director Gabrielski moved to approve the CDI bid to renovate the Londonderry median at a cost of \$22,700. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously

PorchLink contract extension: the PorchLink contract is up for renewal. The Board discussed the benefit of publishing the community newsletter and felt it was important to continue this publication. Director Reorda moved to approve the 2017 contract with PorchLink. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

SCADA system for the diversion pond at the Golf Course: Director Gabrielski explained that the previous monitoring system was removed when Woodman Hills left and no longer controlled the pond. Therefore, a monitoring system is needed to ensure that flooding does not occur and the pond remains full. This will be discussed for action in May.

Items from the Construction Manager

Monthly Report: Mr. Guzman reported that the shops are 70% leased out. A sports bar will be added next to Jaks, a women's boutique will be added to the shops and a spa will also be opening. Leases are being discussed with a fitness center and barber shop. Discussion has started about building a second set of shops as interest has been high for the current center.

Mr. Guzman also noted El Paso County has been granted GOCO funds to create a dog park in the area. Mr. Guzman also answered a resident question about adding more schools. It was noted that 45 acres have been set aside for a middle school

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or elementary school between the high school and the regional park.

Board Member Items

YMCA and Church Contract discussion: The contract between the YMCA and the church was discussed. Currently, a church rents space in the YMCA on Sunday morning when the facility would otherwise be closed. There has been concern expressed by other residents regarding this rental in that trash is often left behind, areas of the facility are being used that should not be and the group does not vacate the facility at the appropriate time. Ms. Harlan explained that the YMCA is working on training the staff to better handle the situation and be more assertive in enforcing the rules. The Board also discussed the current charge of \$300/Sunday and noted that the price should be increased. The contract renews at the end of June 2017. The Board has directed legal to send a letter to the church and note that the cost will be increased and the rules will need to be followed to consider renewal.

Discussion regarding Recreation Center Rental Agreement: The Board reviewed the rental agreement being used for the Recreation Center. Further discussion will take place on this matter.

Proposed meeting date change: Director Gabrielski noted that GTL representatives will be in town on May 10 and would like to attend the meeting. The request was made to move the meeting from May 3 to May 10. Director Gessner moved to change the May meeting from the 3rd to the 10th. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Legal Matters

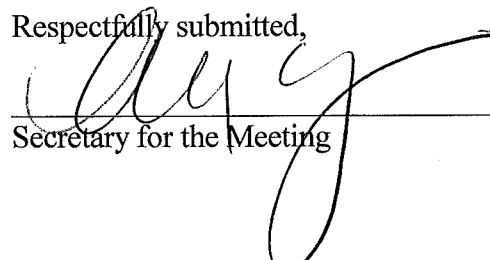
Executive Session: Enter into Executive Session pursuant to Section 24-6-402(4)(b), C.R.S to seek legal advice. A motion was made by Director Reorda to enter executive session at 11:08 a.m. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.
A motion was made by Director Reorda to come out of executive session at 11:24 a.m. 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 at 11:26 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

The next meeting of the Board is scheduled for May 10, 2017.

Respectfully submitted,


Secretary for the Meeting