

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, May 10, 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
Douglas Woods
Bill Gessner
Wayne Reorda

Absent was Mike Fenton, 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
Cassie Namihira; Meridian Service Metro District
Jeff with Meridian Service Metro District
Mark Whittle; TechBilt
Angela Maxey, Meridian Service Metro District
Raul Guzman, Construction Manager; TechBilt
Abby Harlan; YMCA
Chad Dewey; YMCA
Jessica Ehlen; YMCA
Angie Kelly; Community Resource Services
Sue Blair; Community Resource Services
Matthew Dalton, Esq; Spencer Fane
Ted Chang; GTL
Jenny Frost; GTL

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 amended; adding IV.J. for Discussion regarding the Interconnect with Paint

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Brush Hills and V.A. for Discussion regarding the boys who stole bikes at the YMCA. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Comments from Visitors

W. Sackett spoke to the Board about the recreation center. Specifically, Mr. Sackett would like to have a key fab for entry as he is not happy with the hours the recreation center is currently open. Also, Mr. Sackett would like new gym equipment ordered and new lockers installed. Director Gabrielski noted that lockers were currently being priced for replacement.

Nancy Loew noted that her concerns are not new but ones she has expressed previously. Ms. Loew did comment that she appreciates the recreation center being open in the afternoons and the recreation center being cleaner. Ms. Loew did note that the lap pool has been dirty and would like that addressed. She would also like the leaky roof to be repaired. Ms. Loew also noted that she feels the landscaping along Londonderry looks terrible. She also asked for an update on the schedule for the crosswalk signage. Ms. Loew also asked for more adult classes at the recreation center and better communication from the Board.

Carol Green addressed the Board about the temperature in the gym as she feels it is too hot. Ms. Green also asked that the auditorium be used for classes because the fitness room downstairs is too small. Ms. Green also asked about the dog waste stations that were to be installed; she asked for a schedule on the installation.

Jason Mock told the Board he is upset with the inconsistency of the lap pool temperature and the fact that it can be freezing when he is trying to swim.

Director Gabrielski noted that the Board would look into the issues and work to find solutions to the concerns.

Minutes

The Board reviewed the minutes of the April 5, 2017 combined regular meeting. Director Reorda moved that the Board approve the minutes as presented. Upon second by Director Gessner, 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 responded to homeowner concerns and stated the lap pool is set at 83 degrees and she will review the varying temperatures. Also, Ms. Harlan noted that water treatments were being done and this can push cold water into the pool. Ms. Harlan will also consider using the auditorium for more classes and she will review the class schedule to determine if any further adult classes can be added. In addition, Ms. Harlan noted that additional staffing will be brought to the recreation center to improve the level of service.

Chad Dewey addressed the Board about a new program the YMCA is implementing. The YMCA will implement a new program in which kids get color bands to wear when they have reached certain levels of privilege in the cardio and weight areas of the gym. Kids will go through orientation and will be given a blue or red band, depending on age, to denote what machines they are allowed to use.

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Operations Report

Mr. Fackerell distributed and reviewed the water operation report for April 2017. Mr. McCrory reviewed the sewer operation report for April 2017. Mr. McCrory also introduced a new member of the team at Meridian Service Metro District; Cassie Namihira, who joins the team with valuable experience. Fred Jackson provided a verbal drainage report to the Board and noted that ponds were mowed and cleaned up.

Financial Items

Approval of Payment of Claims - The Board reviewed claims presented for ratification and payment at this meeting represented by check nos. 1931 - 1935 totaling \$1,362.40 for Meridian Ranch and check nos. 9531 - 9611 totaling \$296,481.80 for Meridian Service. Ms. Blair 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 Woods, 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 and by Director Gessner and a second by Director Reorda, the motion unanimously carried to accept the cash position summary as presented.

Items from the Manager

Ratify Approval of Guthrie Waterline Extension Contract with K.R. Swerdfegger Construction, Inc: K.R. Swerdegger submitted a bid for \$525,532 and was the low bidder. Director Woods moved to ratify the executed contract with K.R. Swerdfegger for the Guthrie Waterline Extension. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Ratify Approval of Contract to replace/add cameras at the Recreation Center: Ross Electric was contracted to upgrade the cameras at the Recreation Center to improve security. The cost of the work was \$4,250. Director Gessner moved to ratify the execution of the contract with Ross Electric for \$4,250 for camera upgrades at the Recreation Center. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Review and Approve Contract with Ross Electric to replace/upgrade Wall Sconce Lighting at the Recreation Center: Discussion took place regarding the necessity of the wall sconce lighting. Director Gabrielski noted that the sconces were running hot and needed upgrades to leave them on. Security was discussed as a possible need for the lighting. However, it was noted that other lights remain on at the Recreation Center for safety and security when the facility is closed. Director Gabrielski noted that the lights cost \$450 per month in electrical costs. This item was tabled for further discussion as alternative lighting options should be explored.

Discussion regarding 'No Solicitation and Covenant Controlled Community' signs: Examples of signs were presented the Board for review. The proposed size

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was 24x24. It was determined this was too small and larger signs should be evaluated. Director Gessner moved to proceed with the purchase and install of the signage with \$1,000 from the DRC and no more than \$400 from MSMD. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Review and Approve Contract for DRC Video of Underdrain: The video would review the underdrains for part of Stonebridge and Vistas. Three bids were obtained for the work. Mr. McCrory recommended using DRC as he has used them in the past and had a positive experience. Director Gessner moved to approve the DRC bid to inspect the underdrains at an estimated cost of \$3,450. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Londonderry Traffic Update: Tom Kerby reported to the Board that a meeting had been held with the County Engineer and the report submitted by MSMD had been reviewed by the necessary parties at the County. County staff recommendations are due ASAP and a meeting will be held the week of May 15th to discuss items of agreement and disagreement. A report should be available at the June meeting to outline the next steps in the process.

Falcon Freedom Days Update: The promotional flyer has been prepared and will be sent to all homeowners with the next water invoice as well as the Herald. The event has a \$60,000 budget and \$39,000 is also allocated. Creekview Grill will be donating food for the pancake breakfast. Last year donations totaled \$33,000 and the hope is to exceed that in 2017. Parking was an issue last year so MSMD hopes to have people park at the shops and school so shuttles can be utilized to transport people.

Review 2017 Tap Fee Report: The Tap Fee Report was reviewed.

Ratify 2017 Pool Contract with High Plains Pool & Spa: A new pool contractor was discussed and compared to the previous pool contractor. Parks Enterprise was presented as a better option for the pool contractor and come highly recommended. Parks Enterprise is familiar with the type of system MSMD has and understands the maintenance needs. They are also less expensive than the previous pool contractor. Director Woods moved to ratify the executed agreement with Parks Enterprise to provide pool maintenance services to MSMD. Upon a second by Director Reorda, a vote was taken and the emotion carried unanimously.

Paint Brush Hills Interconnect Issue: Leon Gomes, the District Manager from Paint Brush Hills was present at the meeting and addressed the Board about a broken PRV that affected the water Paint Brush Hills gets from Meridian. Due to the broken PRV, water was not delivered to Paint Brush Hills per the IGA. 180,000 gallons is to be delivered to Paint Brush Hills per month as this is the

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amount of water the District pays for each month. Given the delivery of these gallons did not happen, Paint Brush Hills is asking for a credit. However, discussion took place about ensuring that the missed gallons would be delivered to Paint Brush Hills to catch up for the water not delivered while the PRV was broken. Director Woods moved to approve that MSMD pay back the water owed to Paint Brush Hills but not exceeding the 84 acre feet allowed in the agreement. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Items from the Construction Manager

Monthly Report: Mr. Guzman reported that a women's clothing boutique will be going in the shops as will an Endless Summer Spa. A barber shop and BBQ restaurant have letters of intent in for consideration at the shops as well. Given the interest of other parties for space at the shops, phase two of the shops is currently being discussed.

Landscaping starts next week for Filing 9, the trail system is being installed for Filing 3, the sewer is going in for the Vistas and the Stonebridge filing is finished being graded. The Guthrie Booster will be put out for bid in June. Also, the Woodman Hills wastewater treatment plant is receiving an upgrade and will take about 18 months.

The area to the east of the Recreation Center was asked about and Raul noted that the area was planned for a volleyball court, tennis court, dog park and basketball court. Currently, the volleyball court is being installed.

Board Member Items

Stolen bikes at the YMCA: A bike was stolen from the YMCA and two boys were caught on camera stealing the bike. Director Gabrielski asked the Board for direction regarding the punishment for the boys as related to their access of the Recreation Center. The recommendation was made to speak with the boys and their parents separately; the response received from each party will determine their punishment. The lenient punishment would be no access without a parent for one month. The stricter punishment would be no access to the Recreation Center for a month. The Board determined that they would leave it up to the judgment of those interviewing the kids and their parents.

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 Gessner to enter executive session at 12:06 p.m. Upon a second by Director Woods, a vote was taken and the motion carried unanimously.

A motion was made by Director Gessner to come out of executive session at 12:31 p.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Board Member Items

Following the executive session, it was noted that two items needed to be addressed.

Dog waste stations: As it was noted during public comment, the dog waste stations have not been installed yet. 8 more stations need to be ordered and then

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all stations can be installed. Director Woods moved to order 8 more dog waste stations and have them installed by Dwight at a cost of no more than \$200 each station for installation. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

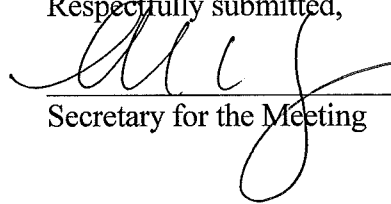
Golf Course SCADA System: This item was discussed at the April meeting and needed approval to move forward. The golf course system was removed by Woodman Hills when they no longer managed the property. Therefore, a replacement needed to be ordered and installed. A motion was made by Director Gessner to approve the purchase of a SCADA system at the cost of no more than \$7,000. Upon a second by Director Reorda, 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 12:33 p.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 June 7, 2017.

Respectfully submitted,



Secretary for the Meeting