

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COMBINED REGULAR MEETING OF THE BOARDS OF DIRECTORS OF THE

### MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, September 6, 2017, 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  
Bill Gessner  
Mike Fenton  
Wayne Reorda  
Tom Sauer

Also present were:

David Pelsler; Meridian Service Metro District  
Angela Maxey; Meridian Service Metro District  
Kevin Fackerell; Water Operator  
Brayden McCrory; Sewer Operator  
Tom Kerby; Meridian Service Metro District  
Raul Guzman, Construction Manager; TechBilt  
Sue Blair and Angie Kelly and Marcos Pacheco; Community Resource Services  
Fred Jackson; Meridian Service Metro District  
Mark Whittle; GTL  
Abby Harlan, Dane Lacey, YMCA  
Ron Fano, Esq; Spencer Fane  
Jenny Frost, Ted Tchang and Jim O'Hara; GTL

**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 with the addition of IV. L (Resolution to Include State Bank Property for Service). Upon a second by Director Gessner, a vote was taken and the motion earned unanimously.

**Minutes** The Board reviewed the minutes of the August 2, 2017 combined special 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.

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## **Comments from Visitors**

Debbie Dorn commented to the Board that she is worried about community items that might be the 'little things' in the District but mean a lot to the residents: specifically, the recreation center and other community concerns. She would like to see the formation of a community committee. Director Gabrielski noted that this topic is on the agenda.

Nancy Lowe said she was looking forward to hearing about the roof. She would also like to discuss when the gym was built, insurance coverage, how many times the roof has been fixed and how much has been spent on the repairs and what the Board will do when the roof leaks again. Director Gabrielski noted that this on the agenda.

Nathan Pitcher advised the Board that the youth at the recreation center are an issue. He proposed that kids between the ages of 13-18 not be allowed to use the facility without their parents. He feels the facility is a babysitting tool. He added there has been a lot of vandalism and a lot of trash being left behind at the community parks. He would like to get more trash cans and security cameras the parks to help solve the issues. Director Gessner added that when the sheriff is called the kids scatter upon their arrival and this makes it difficult to catch anyone. He hopes that the community steps up and that parent gets involved. Mr. Pitcher noted that the sprinklers on the south side of the park are flooding the kid's area.

## **Update on Meridian Ranch Recreation and Facility Usage Report**

Dane Lacey reported that there were over 10K visitors in August and 1,800 of the visitors were non-residents. He noted that the outdoor pool closed for the season on Monday and the hours for the indoor pool will stay the same as last year. Child watch is up 10% in the past month. He said that the YMCA is looking for participants for the Trick-or-Treat event. Also, the recreation center has a new audio system and video monitor system. Director Gessner asked how much revenue has generated by YMCA with the 1,800 guests. Mr. Lacey answered that has he was unsure because some of the people are allowed in for free as each household gets guest passes.

## **Water and Sewer Operations**

The water and sewer operations reports were reviewed by the operators.

## **Financial Items**

Approval of Payment of Claims: The Board reviewed claims presented for payment at this meeting represented by check nos. – 1951 – 1956 totaling \$3,349.95 for Meridian Ranch and to approve check nos. –9868 - 9936 totaling \$808,780.74 for Meridian Service. Director Fenton moved that the Board approve and ratify payment of the claims presented. Upon a second by Director Gessner, a vote was taken and the motion earned unanimously.

Cash Position and Financial Statements: Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District. Upon a motion and by Director Gessner and a second by Director Fenton, the motion unanimously earned to accept the cash position summary and financial statements as presented.

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Review and Accept 2016 Audits: Ms. Blair reviewed the 2016 Audits for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Ms. Blair asked that the Board accept the audits. A motion was made by Director Fenton to accept the 2016 audits for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District as presented, pending final review by legal and the auditor. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Conduct Public Hearing to Amend 2016 Budgets: Director Gessner moved to open the public hearing to Amend the 2016 Budget for the Meridian Ranch Metropolitan District at 10:44 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Ms. Blair presented the Resolution to Amend the 2016 Budget for Meridian Ranch Metropolitan District, outlining the Conversation Trust Fund spent \$22,923 versus the budgeted \$15,500. Director Gessner moved to approve the Resolution to Amend the 2016 Meridian Ranch Metropolitan District Budget as presented. Upon a second by Director Fenton, a vote was taken and the motion earned unanimously. Fearing no further discussion, Director Fenton moved to close the public hearing at 10:46 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Director Gessner moved to open the public hearing to Amend the 2016 Budget for the Meridian Service Metropolitan District at 10:47 a.m. Upon a second by Director Fenton, a vote was taken and the motion earned unanimously. Ms. Blair presented the Resolution to Amend the 2016 Budget for Meridian Service Metropolitan District, outlining the Sewer Fund spent \$3,294,238 versus the budgeted \$2,771,183. Director Gessner moved to approve the Resolution to Amend the 2016 Meridian Seivice Metropolitan District Budget as presented. Upon a second by Director Fenton, a vote was taken and the motion earned unanimously. Hearing no further discussion, Director Fenton moved to close the public hearing at 10:46 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Certification of Delinquent Accounts: Ms. Blair reviewed the delinquency report with the Board and let them know that the District can certify delinquent accounts if the account is over \$150 and 6 months delinquent. The District can notify the county and the amount due will be added to the 2018 tax collection numbers. Ms. Blair also noted that the District needs to notify the homeowners and they can attend the next meeting to discuss the issue. Director Gessner moved that the Board approve the certification of these delinquent accounts. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

## Items from the Manager

Review 2017 Tap Fee Report: Ms. Blair reviewed the 2017 Tap Fee Report.

Formation of Homeowners Committee: The Board asked Ms. Dorn to outline what she had in mind for the community committee she has proposed. Ms. Dorn

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indicated that she is looking to discuss and provide solutions for small-scale concerns such as recreation center concerns, mulch, etc. Director Gessner noted that it would be best if the committee was formed and then issues brought to the Board. Director Gessner noted he was willing to be the committee liaison with the Board but would like the committee to be formed first.

Ratify Changes to Handbook: The Board discussed removing the hours from the publication as they could change and the handbook should not need to be changed each time the hours change. Director Reorda moved to approve this change to the handbook. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Design Edges Observation and Recommendation for Gym Roof: Director Gabrielski outlined the history on the roof issues and noted that the insurance claim has been denied. The District did a water test and the Architect involved made some recommendations from this test to help the District begin the process of solving the roof issues. Director Gessner asked how much has been invested in the past 5 years to patch the roof. Director Gabrielski responded that the cost is approximately \$70k. Mr. Guzman would like to bid this project out with an RFP. Director Reorda moved that the Board approve Design Edge to engineer a solution to solve the roof issues which will be sent out as an RFP, at a cost not to exceed \$20K. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Stoneridge Parks Electrical Design and Proposal: The electrical work needed is to light the path to the park and to provide electrical service at the park. Ross Electric proposed a price of \$8990. Director Gabrielski noted the lights were already purchased by the District. Director Fenton moved to approve the electrical work, using the lowest bid, at a cost not to exceed \$8990. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Bypass Sewer Easement at Woodman Hills: This item was tabled because there has not been a meeting on this issue yet.

Changes to Rules and Regulations, Including Implementation of Fines Disturbing and Damaging Landscape: Discussion took place regarding the addition of signs with the park rules to ensure enforcement. The signs cost \$55 per sign, not including installation. This item has been tabled until further information is gathered.

Park Reservations: The Board stated that this is a first come first serve basis, unless the YMCA has reserved the field for youth sports. District Manager Pelsler will report back to the Board with further recommendations at a later meeting.

Proposal to Remove 4-Inch Raw Water Line: A bid was presented by K.R.

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Swerdfeger for \$35,999 and was the lowest bid for the work. Upon discussion, Director Fenton moved to approve the K.R. Swerdfeger proposal for \$35,999 as well as the Entech soil proposal for \$2585. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Agreement with Wooden Hills to Provide Water to the Waste Water Treatment Plant: Discussion took place regarding water service for the Woodman Hills Waste Water Treatment Plant as it sits on the Meridian District property. Director Fenton moved to approve the consent to provide water to the Waste Water Treatment Plant owned by Woodman Hills but located within Meridian Service Metropolitan District. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Proposal for Playground Area at Fairways Park: There is a bid to improve the drainage at the park for \$4,683. All the drains at the park need to have basins to divert water and they need to install new drain pipes. The District will be sending plans to get reviewed. Mr. Guzman commented that there should be drains at both parks. This item is tabled until the plans come back.

Resolution Inclusion – State Bank to Include Sewer Line: Director Gessner moved to open the public hearing regarding the resolution to include the State Bank property into Meridian Service Metropolitan District at 11:59 a.m. Upon a second by Director Fenton, a vote was taken and the motion earned unanimously. Discussion took place regarding the inclusion and it was noted that the property needs to be formally include into the District to provide service and satisfy the conditions of the easement agreement. Director Gessner moved to approve the Resolution for Inclusion of the State Bank Property into the District as presented. Upon a second by Director Fenton, a vote was taken and the motion earned unanimously. Hearing no further discussion, Director Reorda moved to close the public hearing at 12:01 p.m. Upon a second by Director Gessner, a vote was taken and the motion earned unanimously.

## **Items from the Construction Manager**

Monthly Report: Mr. Guzman stated to the Board that the county called last week regarding the Londonderry Drive crosswalk issue and they have assigned an engineer to review the drawings. Also, The Purple Toad is looking to open this upcoming weekend. Paving for the Vistas should be done by the end of September. The park at filing 3 should be installed by November 1<sup>st</sup>.

The next meeting of the Board is scheduled for October 4, 2017.

## **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 12:05 p.m.

Respectfully submitted,

Secretary for the Meeting