

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, October 4, 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
Wayne Reorda
Tom Sauer

Absent was Director Bill Gessner whose absence was excused.

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 (VIA Telephone)
Angie Kelly, Marcos Pacheco and Nate Miller; Community Resource Services
Fred Jackson; Meridian Service Metro District
Mark Whittle; GTL
Mary RitchieYMCA
Ron Fano, Esq; Spencer Fane
Jennette Coe; Meridian Service Metro District

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 adding section I. G., The introduction of new staff members and approve emergency road repair. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Minutes The Board reviewed the minutes of the September 6, 2017 combined special meeting. Director Fenton moved that the Board approve the minutes as presented.

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

Comments from Visitors

Nichole Kamps stated to the Board that the water billing is incorrect. She believes that the 30-day late fee should be after the due date and that she has incorrectly been charged \$250.00 in late fees. The District assured her they would review the situation and respond to her complaint.

Debbie Dorn asked the Board when the elevator repair will be finished. Director Gabrielski commented that as soon as the company can fit the work in their schedule, it should be done. Debbie also added that one of the exercise bikes is down for repair. She would like YMCA to purchase 2 other bikes because they are so popular. Director Gabrielski explained that the budget is being drafted now and the Board can consider that for the budget.

Nancy Lowe explained to the Board that she is upset that timelines are not being met for District projects, such as the building of the new pool, the building of the shopping center, the parking lot paving and the survey noted in meetings has not been sent to homeowners. She would like a resolution on matters which are unfinished. She also added that the roof is a critical issue. Director Gabrielski noted a bid goes out next week for the roof and the parking lot is in this year's budget and that the Board is doing the best they can.

Update on Meridian Ranch Recreation and Facility Usage Report

The reports on the Recreation and the Facility Usage were Reviewed by Mary Ritchie.

Introduction of New Members

The Board introduced Jeanette Coe as the new Administrator and Financial Service Manager and explained that she had started Monday. They also introduced Mary Ritchie from YMCA.

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. – 1957 – 1963 totaling \$10,369.65 for Meridian Ranch and to approve check nos. 9939 - 10022 totaling \$543,108.16 for Meridian Service. Director Fenton moved that the Board approve and ratify payment of the claims presented. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Cash Position and Financial Statements: Ms. Kelly reviewed the cash position summary for Meridian Service Metropolitan District. Upon a motion by Director

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Fenton and a second by Director Sauer, the motion unanimously carried to accept the cash position summary and financial statements as presented.

Certification of Delinquent Accounts: Ms. Kelly reviewed the delinquency report with the Board. Director Fenton moved that the Board approve the certification of these delinquent accounts. Upon a second by Director Sauer, a vote was taken and motion carried unanimously.

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

Items from the Manager

Design Edge Proposal: Director Fenton moved that the Board approve the ratification of the Design Edge Proposal. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

Reserve Fund Loans for Replacement of the Recreation Center Roof: Discussion took place regarding funding for the replacement of the recreation center roof. Funds can be borrowed and paid back from the reserve funds for water or sewer to pay for the roof. There is money in the recreation center reserve fund that will be used and only the remaining balance will be borrowed from another reserve fund. Director Reorda moved to borrow funds from the sewer reserve fund for the amount needed to cover the recreation center roof repair, to be paid back, after the recreation center reserve fund has been exhausted. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

Park and Recreation Rules, Reservations, Open Space Access and Fines: David Pelsler reviewed the outlined changes with the Board. The Board agreed that they like the format because it helps clarify to keep track of all the policies They would like the direct staff to finish this with the Attorney and bring it to the next Board meeting.

Security Detail for Park: The pricing was reviewed but the Board would like to get more pricing. This item was tabled until further pricing is provided.

CDI Maintenance Proposal for Contract Year for Filings 11 & 4B: These filings have been completed and turned over to the District. This contract is to maintain these areas until the next contract renewal date for the larger service contract. Director Fenton moved to approve the CDI maintenance contract for Filings 11 and 4B, as presented. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Ross Electric Proposal for Stoneridge Park: Director Gabrielski noted that additional bids have been solicited but no other contractors would submit bids. The amount of \$8990 was approved in the September 2017 Board meeting and the District may move forward with the repairs.

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Elite Fencing Proposal For Bridge Column Repair: The Board reported that a driver hit the monument column on Meridian Ranch. The District is pursuing the insurance company of the driver to get reimbursed but they would like to get it fixed immediately. Elite Fencing has done work for the community before. Director Fenton moved that the Board approve the proposal from Elite Deck and Fence, as presented. Upon a second by Director Sauer, a vote was taken and motion carried unanimously.

Items from the Construction Manager

Purchase of Utility Trailer: Fred Jackson explained to the Board that this trailer could be used to haul the mower and the quad used for weekly trash pick-ups. It could also transport equipment and materials safely instead of driving down the street. This trailer has enough weight capacity for the District needs. Also, this purchase was in the 2017 budget. Director Reorda moved that both trailer purchases be approved, as presented. Upon a second by Director Fenton, a vote was taken and motion was carried unanimously.

Emergency Road Repair: Director Gabrielski explained that El Paso County notified the District of settling asphalt that needed repair immediately. If the District does not handle the repair, the County will conduct the repair and charge the District. This will cost more than the District contracting the work. TRAX Construction submitted a proposal for repair for \$5,787.40 and was the lowest bid received. Director Fenton moved to approve TRAX Construction to perform the emergency road repair. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

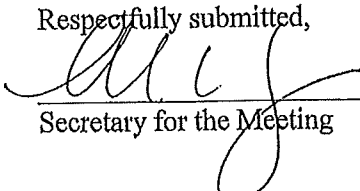
Monthly Report: Raul Guzman updated the Board on the Crosswalks at Londonderry Drive. The county is not moving quickly so the District bid the work. This bid was provided to the County for review during their approval process. The District is ready to perform the work but cannot move forward without County approval. He also added that the bidding went out for the golf course and the parking lot paving as a joint bid, to get better prices.

The next meeting of the Board is scheduled for November 8, 2017.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 11:03 a.m.

Respectfully submitted,


Secretary for the Meeting