

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, November 8, 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
Bill Gessner
Wayne Reorda
Tom Sauer

Absent was Director Fenton 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
Angie Kelly, Marcos Pacheco and Katya Rivas; Community Resource Services
Fred Jackson; Meridian Service Metro District
Dane Lacey and Abby Harlan; YMCA
Ron Fano, Esq; Spencer Fane
Jennette Coe; Meridian Service Metro District
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/Minutes

The Board reviewed the agenda and Director Reorda moved to approve the Agenda as amended with the addition of adding section III.D. Certification Process of Admin Charge and section I.V.N. Proposal of the Gym Floor Replacement. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously. The Board reviewed the minutes of the October 4, 2017 combined special meeting. Director Reorda moved that the Board approve the minutes as presented. Upon second by Director Sauer, a vote was taken and the motion carried unanimously.

RECORD OF PROCEEDINGS

Comments from Visitors

Minnie Lucas stated to the Board that she received the certification notice and wants a better understanding of what it is. The certification process was explained to Ms. Lucas and the fees associated with the certification were explained.

Nancy Loew told the Board that the landscaping provides a first impression to the community and guests. Ms. Lowe feels the landscaping of the common areas needs improvement.

Update on Meridian Ranch Homeowners Committee

A report was submitted, by Debbie Dorn, to the Board for review. Director Gabrielski thanked the committee for their effort thus far. Director Gessner noted he would be at the next committee meeting to help with the organization of the committee and the charter. This information will be brought to the Board for further review once completed.

Update on Meridian Ranch Recreation and Facility Usage Report

The reports on the Recreation and the Facility Usage were Reviewed by Dane Lacey. He noted that the YMCA hired a Sports Coordinator, John Thompson.

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. – 1964 – 1969 totaling \$2,936.85 for Meridian Ranch and to approve check nos. 10029 - 10107 totaling \$595,045.93 and to Ratify check nos. 10023 – 10028 totaling \$2,561.99 for Meridian Service. Director Gessner 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 Gessner 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. A motion was made by Director Gessner to open the public hearing for the Certification of Delinquent Accounts at 10:41 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Hearing no comment, Director Gessner moved to close the public hearing and continue with the Certification of Delinquent Accounts at 10:42 a.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Certification Process for Admin Charge: The Board discussed if a charge of \$50.00

RECORD OF PROCEEDINGS

should be added to the Certification Amount. Director Reorda moved to approve this charge. Upon a second by Director Sauer, a vote was taken and motion was carried unanimously.

Items from the Manager

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

Resolution Amending Rules and Regulations: This topic was discussed at last month's meeting. The addition of the consequences when damage is done to District property was included for review. Upon review, Director Gessner moved to adopt the Resolution to Adopt a Fee for Correcting Damage to District Property as amended; with the removal of an actual fee amount but reference to the State Statute regarding allowable fees. In addition, to approve the amended Rules and Regulations, as proposed. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Holiday Schedule: Director Gessner moved that the Board approve the Holiday Schedule as presented. Upon a second by Director Sauer, a vote was taken and motion carried unanimously.

Addendum to Letter Agreement With Woodmen Hills Metro: Mr. Guzman outlined the agreement to the Board and noted the District has the capacity to serve this request. Director Gessner moved that the Board approve this agreement with Woodmen Hills Metro. Upon a second by Director Sauer, a vote was taken and a motion carried unanimously.

Amendment to Management Agreement with Tech Contractors: Mr. Pelser outlined this agreement to the Board. The District staff should be running the operation instead of billing the percentage of the construction cost back to Tech Contractor. Director Gessner moved that the Board approve the Amendment to the Management Agreement with Tech Contractors. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

Update on Recreation Roof Replacement: Director Gabrielski noted that 3 bids have been received and the Architect is reviewing details and costs presented. Director Reorda moved that the Board approve the authorization of the Board President to Execute the Contract with Hall Ryan Construction when it is complete and subject to review. Upon a second by Director Gessner, a vote was taken and motion carried unanimously.

Payroll/HR Services with Paychex: Mr. Pelser outlined the requested services from Paychex for the District. Director Gessner moved that the Board approve the agreement with Paychex. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

2018 Budget/Public Hearing: The Board acknowledged and agreed to the Public

RECORD OF PROCEEDINGS

Hearing for the budget to be held on December 6, 2017.

Transferring Staff to District Employees and Potential Board Actions for Decembers Meeting: Mr. Pelsner noted that there are 9 staff employees with Tech Builders. These employees will be transitioned to the District on January 1, 2018. Job descriptions will be brought to the Board for approval once completed. The financial impact is neutral as for paying Tech Builders for these items.

Gym Floor Replacement: Director Gabrielski noted that attempts will be made to have the flooring repaired by the Holidays. Director Gessner moved that the Board approve the Gym Floor replacement. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

Fire System Repair From Cintas: The fire sprinkler system needs repairs for it to be up to code for the fire safety. Cintas is also going to check to see if the Recreation Center Pool House needs repairs. Director Gessner moved that the Board approve the repairs proposed by Cintas. Upon a second by Director Reorda, a vote was taken and motion carried unanimously.

Proposal from Mountain View Electric: Well Site # 9 is under construction and power lines need to be moved. The power will be down and likely will not be up for two years. Director Reorda moved that the Board approve the proposal from Mountain View Electric for the removal of an overhead power line for the over lot grading. Upon a second by Director Gessner, a vote was taken and motion carried unanimously.

Items from the Construction Manager

Monthly Report: No Report Presented.

Board Member Items

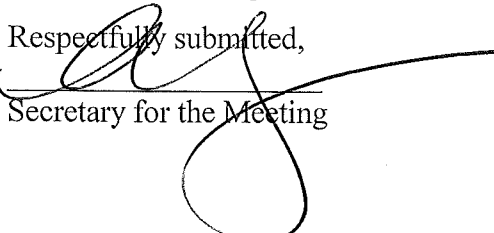
Auditor Engagement Letter: Director Sauer moved that the Board approve the Auditor Engagement Letter from L. Paul Goedecke, P.C. Upon a second by Director Gessner, a vote was taken and motion carried unanimously.

Adjournment

The next meeting of the Board is scheduled for December 6, 2017.

There being no further business to come before the Board, the meeting was adjourned at 12:31 p.m.

Respectfully submitted,


Secretary for the Meeting