

# 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, January 11, 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 (via telephone)  
Wayne Reorda  
Doug Woods (via telephone)

Absent was Director Gessner, whose absence was excused.

Also present were:

Kevin Fackerell; Sewer Operator  
Brayden McCrory; Water Operator  
Tom Kerby  
Mark Whittle; TechBilt  
Angela Maxey, Meridian Service Metro District  
Raul Guzman, Construction Manager; TechBilt (via telephone)  
Abby Harlan; YMCA  
Megan Friday; YMCA  
Jessica Ehlen; YMCA  
Jenny Frost; TechBilt (via telephone)  
Jim O'Hara; TechBilt (via telephone)  
Fred Jackson; Landscape Supervisor  
Angie Kelly; Community Resource Services  
Sue Blair; Community Resource Services  
Ron 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 Fenton moved to approve the agenda as amended; moving item II to item VIII and adding an update on the crosswalk situation. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

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- YMCA Report** The report distributed in the Board packet was reviewed by the YMCA. Abby Harlan noted that they are operating better than budget, in part to personal training coming in well above budget. New class additions were discussed and the guest fee policy was reiterated.
- Operations Report** Mr. Fackerell distributed and reviewed the water operation report for December 2016. Mr. McCrory reviewed the sewer operation report for December 2016. Fred Jackson, landscape manager, informed the Board that all drainage had been cleaned.
- Comments from Visitors** Jason McFarren addressed the Board regarding the stop signs and street light request previously mentioned. He also noted that he continues to ask the Board to consider keeping the recreation center open all day and not close the facility from noon to 3 p.m. Mr. McFarren also asked about plans for a second recreation center and when that may take place.
- Director Gabrielski outlined the current status of the requested stop signs. He noted that a traffic engineer had been hired to present a study to the county to help speed the process along. Mr. Gabrielski also noted that the pool hours will be increased this year and the Board will continue to discuss keeping the recreation center open if enough people show interest. Mr. Gabrielski also explained that a survey is being created to distribute to homeowners so opinions can be gathered on what the community feels the needs and wants are for Meridian Ranch.
- Tom Slade echoed Mr. McFarren's comments about traffic safety. He noted that the District should ask the sheriff to patrol the area more often during peak times. Mr. Slade also stated that he supports the fee increase with one request: to permanently fix the roof of the recreation center. He also asked that equipment at the recreation center be addressed sooner when it is broken and he asked that the recreation center be kept cleaner and more sanitary.
- Mr. Gabrielski explained the repairs currently taking place on the roof and the inspections the District has conducted to ensure roof repairs are being done. He also noted that the sheriff has been asked to increase patrol and did so for a couple weeks and then backed off.
- Nancy Loew shared her concern that communication is still an issue. She would like to see consistent messages in as many forms of communication as possible. She also shared comments regarding the recreation center and her desire to come during the middle of the day. She also expressed concern about the decreasing number of classes. Ms. Loew noted that she felt the snow removal over the holiday was not done well.
- Mr. Gabrielski responded that the snow was done after the holiday to save money since it was not a significant amount of snow. Ms. Harlan then added comments regarding the classes that are being added to the schedule.

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## **Financial Items**

Approval of Payment of Claims - The Board reviewed claims presented for payment at this meeting represented by check nos. 1905-1910 totaling \$2,865.80 for Meridian Ranch and check nos. 9230-9309 totaling \$394,695.34 for Meridian Service. Ms. Blair noted that a developer advance was needed for \$67,000. Director Reorda moved that the Board approve and ratify payment of the claims. Upon a second by Director Fenton, 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. Mr. Guzman noted that \$250,000 was budgeted for tank repairs. However, the budget is coming in closer to \$100,000. He asked if the District can move money from this budgeted item to cover the developer advance. Ms. Blair stated that funds could be transferred from the Water Fund. Mr. Fano concurred. Upon a motion and by Director Fenton and a second by Director Reorda, the motion unanimously carried to approve the transfer of \$100,000 from the Water Fund to offset the deficit, and to accept the cash position summary.

## **Minutes**

The Board reviewed the minutes of the December 7, 2016 combined regular meeting. A correction was made to the spelling of Tom Kerby's name as it should be Kerby and not Kirby. Director Woods moved that the Board approve the minutes as amended. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.

## **Manager's Report**

Compass Bank Loan and Release Excess Funds: Mr. Guzman noted that GTL was waiting for the final amount that would be transferred to GTL. Ms. Blair noted that \$1.8 million would be released for debt service to GTL. Director Woods moved to approve the transfer as discussed. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Review 2016 Tap Fee Report: The Tap Fee Report was reviewed.

## **Construction Manager Report**

Mr. Guzman reported on the shops: the liquor store and Papa John's opened last month. Jaks is expected to open by March 1, 2017 as they will close the current location February 15, 2017. The Vistas should have sewer lines by May 1, 2017 and they should be selling lots by June 1, 2017.

Mr. Guzman noted there was wind damage to the recreation center and the treatment plant. Ms. Blair noted insurance will be contacted regarding repairs.

Mr. Guzman also commented on the traffic study regarding the stop signs and crosswalks. A draft report was submitted that morning and should be final in a couple of weeks.

Mr. Guzman outlined the study done during the tank dive and the tanks look good. Repairs are expected to come in under budget. The booster pump at Guthrie has been delayed due to the relocation of the pump. Also addressed was

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the second recreation center as it is on the radar but will not happen immediately. The building will be constructed when the house sales deem it necessary.

Sterling Ranch Update: Mr. Guzman reviewed the payment requirements by Sterling Ranch to Meridian and noted that they did not meet these requirements. A notice of default has been sent. Sterling Ranch has stated they intend to pay Meridian by February 15, 2017. The sewer line purchase is not final but they intend to sell homes by December 2017, they will need the sewer line soon.

## **Legal Matters**

Mr. Fano noted that Sterling Ranch has already been discussed and he has no further items for discussion.

## **Board Member Items**

Contribution to De Novo Bill: A letter from Bill Paddock outlining why the District should contribute funds to support this bill. Director Woods moved to contribute \$5,000 to support the lobbyists working to defeat this bill. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Crosswalk Update: This has been addressed previously by Mr. Guzman and Mr. Gabrielski. No further discussion needed.

## **Adjournment**

There being no further business to come before the Boards at this time, Director Reorda moved to adjourn the meeting. Upon a second by Director Woods, a vote was taken and the motion carried unanimously.

The February 8, 2017 regular meeting will be cancelled, and the next meeting of the Board is scheduled February 1, 2017.

Respectfully submitted,



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Secretary for the Meeting