

# 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, May 2, 2018, 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, President  
Bill Gessner, Asst. Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Wayne Reorda, Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

David Pelser; Meridian Service Metro District  
Jennette Coe; Meridian Service Metro District  
Tom Kerby; Meridian Service Metro District  
Fred Jackson; Meridian Service Metro District  
Ryan Kozlowski; Meridian Service Metro District  
Kevin Fackerell; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Angela Maxey; TechBuilders  
Angie Kelly; Community Resource Services  
Ron Fano, Spencer Fane  
Raul Guzman, Tech Builders  
Jim O'Hara; GTL (via telephone)  
Samantha Riley; YMCA  
Alyson Hannan; YMCA

**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 Director Reorda moved to approve the Agenda as presented. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.

The Board reviewed the April 4, 2018 Board Minutes Director Fenton moved to approve the Minutes as presented. Upon second by Director Gessner, a vote was taken and the motion carried unanimously.

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**Comments from Visitors** None presented.

**Update on Meridian Ranch Recreation and Facility Usage Report** Recreation Center: Ms. Riley updated the Board that Mr. Leecy is no longer with YMCA and she will be working with the District for staffing coverage.

**Water, Sewer, Drainage Operations** Water, Sewer, Grounds and Drainage Operations Report: Presented to the Board:  

1. Mr. Fackerell reviewed the water system report.
2. Mr. Jackson reviewed the drainage report stating the irrigation is 65% up and running.
3. Mr. McCrory reviewed the sewer report.

**Financial/Admin Items** Approval of Payment of Claims: The Board reviewed claims presented for payment at this meeting represented by check nos. 2011 – 2017 totaling \$5,638.65 for Meridian Ranch and to approve check nos. 10509 - 10585 totaling \$272,029.22 for Meridian Service. Two checks were removed in the amount of \$1,208.77 to be reissued to Tyco for different amounts based on the new contract. Director Gessner moved that the Board approve and ratify payment of the claims as 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 dated April 26, 2018 and financials dated March 31, 2018 for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Upon a motion by Director Gessner and a second by Director Fenton, the motion unanimously carried to accept the cash position summary and financial statements as presented.

Review 2018 Tap Fee Report: Ms. Kelly reviewed the tap fee report. No action was needed.

**Items from the Manager**

- A. Director Gessner moved to approve all Consent items 1-5 as presented. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.
- B. Discussion took place regarding the Second Amendment to the IGA with Woodmen Hills Metro District for temporary offloading of wastewater flows from the Lift Station. Director Fenton moved to approve the Agreement with Woodmen Hills Metro District, as presented. Upon second by Director Gessner, a vote was taken and the motion carried unanimously.

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## C. Manager's verbal report for information only:

1. Staff Position: The administrative staff position has been filled. The start date is Monday, May 7, 2018.
2. Update on Repairs and Equipment: The repairs to the men's suit dryer and steam sauna are complete. The new exercise equipment is still in process for installation.
3. Liability Insurance: Continued discussion regarding options for the DRC.
4. Pump Replacement: The Well #1 motor pump is to be replaced on May 3, 2018. The cost of replacement is significantly lower at approximately \$17,000 versus the \$150,000 approved earlier this year.
5. Security: In April there was a security incident at the recreation center. Additional cameras have been installed and staff continues to work on security options.
6. Repaving: The District is working with Antler Creek Golf Course on economics of scale for bidding out the project to repave the golf course parking lot and recreation center parking lot.

### Items from the Construction Manager

#### Monthly Report:

Mr. Guzman reported to the Board the following:

1. Underdrain Systems: The underdrain systems have been approved by the State. The State considers underdrains the same as wells and will require similar reporting.
2. Guthrie Water Booster Pump: The installation is on schedule and there are no unforeseen issues yet. No action needed.
3. Taps: There were 38 new home sales in April that being a total of 140 in 2018.
4. Winding Walk: The grading is on schedule and sewer and storm drain installation should begin soon. No action needed.
5. Shops: The shops are 90% leased out. The second phase development plan is being reviewed by the County.
6. Creekview Grill: The Grill re-opens on Thursday, May 3rd at the golf course.

### Board Member Items

Director Gabrielski stated the bonds have closed and the Board will be investing 3.75 million into a higher interest account until the money is to be disbursed for future projects.

### Legal Items

None presented.

### Adjournment

A motion was made by Director Gessner to adjourn the meeting. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.


There being no further business to come before the Board, the meeting was

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adjourned at 10:48 a.m.

Respectfully submitted,

  
Secretary for the Meeting