

# RECORD OF PROCEEDINGS

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## MINUTES OF THE COMBINED SPECIAL MEETING OF THE BOARDS OF DIRECTORS OF THE MERIDIAN RANCH METROPOLITAN DISTRICT MERIDIAN SERVICE METROPOLITAN DISTRICT

Held: Wednesday, April 4, 2018, 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, President  
Bill Gessner, Asst. Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Wayne Reorda, Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

David Pelsler; 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  
Jeff Scheble; TechBuilders  
Angela Maxey; TechBuilders  
Sue Blair; Community Resource Services  
Angie Kelly; Community Resource Services  
Dana Leecy; YMCA  
Alyson Hannan; YMCA  
Ron Fano, Spencer Fane  
Raul Guzman, Tech Builders (via telephone)  
Jim O'Hara; GTL (via telephone)  
Samantha Riley; 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 adding the Pool Maintenance Contract. Director Reorda moved to approve the Agenda as amended. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.

### **Introduction**

Mr. Pelsler introduced Mr. Ryan Kozlowski as the new Recreation Center Operations Manager to the Board.

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## **Update on Meridian Ranch Homeowners Committee**

Director Gabrielski provided to the Board the email dated March 19, 2018 that was sent out regarding the disbandment of the Homeowners Committee by Ms. Loew.

## **Comments from Visitors**

Ms. Loew's ongoing concerns:

- Utilities being over funded
- Recreation center equipment maintenance
- Developer not held to covenants
- Requesting to have the financials posted each month

Ms. Loew stated she will continue to attend the Board of Directors meetings.

Mr. Mantz addressed the Board about the hours of the recreation center. Due to his unique work hours he is unable to access the recreation center during the current operating hours. Director Gabrielski explained the hours are agreed upon in the YMCA contract and will be evaluated as the community continues to develop.

Mr. Slade addressed the Board stating he is in favor of the 2018 fee increase. He mentioned the sanitary state of the recreation center and the improvement, but the equipment standard is still deficient. Director Gabrielski stated that three (3) new machines are ordered and three (3) more will be replaced in the near future. Mr. Slade also requested copies of the financials from the Board.

Mr. Koenke requested that all Board meeting be held after work hours. Director Gabrielski addressed Mr. Koenke stating the Budget meeting was in the evening, per the request of the homeowners, and only 8 homeowners attended the meeting. Mr. Koenke also talked about the lack of communication to the homeowners. Mr. Pelsler noted the office is available to assist with any questions and referred him to the website which provides current community information and contact information.

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

Recreation Center: Mr. Leecy presented to the Board of Directors the total usage is up twenty percent (20%) for March over February. The guest usage is down thirty-five percent (35%) and the Silver Sneakers is up in usage numbers. Mr. Leecy also let the Board know the new representative for YCMA is Samantha Riley, she will be replacing Abby Harlan.

## **Water, Sewer, Drainage Operations**

Water, Sewer, Grounds and Drainage Operations Report:

Mr. Fackerell reviewed the water system report and Mr. Jackson reviewed the drainage report to the board. Reporting the pond was cleaned from debris. No action items needed.

Mr. McCrory reviewed the Sewer System report to the board. No action items needed.

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## Financial/Admin Items

Approval of Payment of Claims: The Board reviewed claims presented for payment at this meeting represented by check nos. 2004 – 2010 totaling \$2,807.09 for Meridian Ranch and to approve check nos. 10434 - 10496 totaling \$230,367.07 for Meridian Service. 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. Blair reviewed the cash position dated March 30, 2018 and financials dated February 28, 2018 for Meridian Service 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. Blair reviewed the tap fee report. No action was needed.

## Items from the Manager

Director Gessner moved to approve all items addressed on the Consent Agenda. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.

1. Ratify Waste Management Agreement
2. Paychex Screening Agreement
3. Ratify Tank Painting Contract, Coblanco Services, LLC
4. ALCC Membership
5. Tree Stake Removal Brightview
6. Pool Contract, Scott's Pool & Spa Service

Security Contractor Handout and Discussion of STF Security Services:  
Director Gabrielski shared with the Board a security service proposal from Summit Tactical Group, LLC "STG". The Board suggested to table the topic until the scope is defined and other bids are presented.

Finalized Bond Documents:  
No additional documents are needed the loan is scheduled for April 16, 2018.

## Items from the Construction Manager

Monthly Report:  
Mr. Guzman reported to the Board the following:

- The landscaping work has started on Londonderry and should be completed by June 2018.
- The County has the crosswalks on their radar but no date for completion has been given.
- GTL is working diligently with the County for approval for an all-way stops at Rainbow and Londonderry and Lambert and Londonderry.

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- There is a scheduled meeting with the County on phase two (2) drawings of the shops.
- The recreation center roof is completed the final contract amount is \$60,000 under budget.
- The shops are ninety percent (90%) leased.

## Board Member Items

Director Gessner posed the question? Can the DRC be listed as an additional insured on the Metro Districts liability insurance policy? Mr. Pesler will research and call T. Charles Wilson Insurance and report back to the Board.

## Legal Items

Director Reorda moved to open the public hearing at 11:20 a.m. on the Exclusion of Property out of the Meridian Services. No public comment was presented and the public hearing was closed at 11:21 a.m. Director Fenton moved that the Board approve the Resolution for the Exclusion of Property. Upon second by Director Sauer, vote was taken and motion carried unanimously.

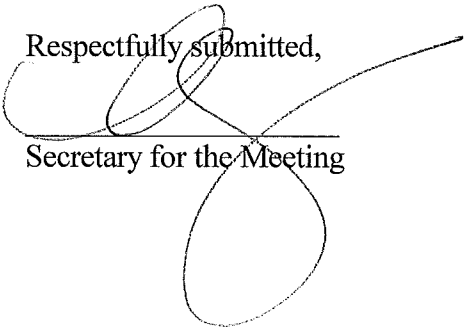
Executive Session: At 11:23 a.m. Director Reorda moved that the Board enter into Executive Session pursuant to C.R.S. 4-6-402(4)(b), to receive legal advice and contract negotiations. Upon second by Director Sauer, vote was taken and motion carried unanimously.

A motion was made by Director Reorda to reconvene into general session at 11:35 a.m. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

## Adjournment

There being no further business to come before the Board, the meeting was adjourned at 11:36 a.m.

Respectfully submitted,

  
Secretary for the Meeting