

RECORD OF PROCEEDINGS

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

Held: Tuesday September 11, 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
Jennette Coe; Meridian Service Metro District
Fred Jackson; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Angela Maxey; TechBuilders
Marcos Pacheco; Community Resource Services
Kayla Blair; Community Resource Services
Raul Guzman, Tech Builders
Samantha Riley and Kelsi Wolf; YMCA
Nancy Loew; Homeowner
Ron Fano; Spencer Fane

Call to Order A quorum of the Board was present and the Directors confirmed their qualification to serve.

Disclosure Matter 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. The Board requested that the following items be added to the agenda: Under Action Items from Manager, add Managers Verbal Report. Also, Items to be removed from agenda are VII 4 and 5. Director Gabrielski moved that the agenda be approved as amended. Upon second by Director Gessner, a vote was taken and the motion carried unanimously.

Comments from Visitors Nancy Loew thanked the Board about the removal of the invasive mullein weed in the open space along Foxpoint Trail and asked who is responsible for the large patch of weeds on the south side of Londonderry and the landscaping in the District

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needs work. Also, that there was no sanitary wipes in the large exercise room. Also, pickle ball is starting up and there is no sign about the time or date in the recreation center. She comes to these meetings to remind the Board of their promises and decisions impacting the residents and to remind them of the list of projects promised and have not been delivered.

Approve Minutes

The Board reviewed the July 11, 2018 Board Minutes. Director Gessner moved to approve the Minutes as presented. Upon second by Director Sauer, a vote was taken and the motion carried unanimously.

Update on Meridian Ranch Recreation and Facility Usage Report

Kelsi Wolf gave the Board a verbal report.

Water, Sewer Grounds and Drainage and Recreation Operations Report

Recreation Operation's Report: Ryan Kozlowski gave an update on the pool and told the Board that the new equipment has been installed. Also, they are working on the electrical for the security cameras.

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

1. Mr. McCrory reviewed the water system report.
2. Mr. Jackson reviewed the drainage report.
3. Mr. McCrory reviewed the sewer report.

Financial/Admin. Items

Approval of Payment of Claims: Mr. Pacheco reviewed the updated claims presented for payment at this meeting represented by check nos. 2038 - 2042 totaling \$7,100.55 for Meridian Ranch and to approve check nos. 10852 - 10930 totaling \$458,524.76 for Meridian Service. Mr. Pacheco also requested that the Board ratify Meridian Service claims nos. 10849 - 10851 totaling \$24,766.03. Director Reorda moved that the Board approve and ratify the payment of the claims as presented. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Cash Position and Financial Statements: Mr. Pacheco reviewed the cash position dated July 31, 2018 and financials dated September 7, 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: Mr. Pacheco reviewed the 2018 Tap Fee Report with Board.

Developer Advance Reimbursement Request from GTL: Director Gessner moved

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that the Board approve this request from GTL. Upon a second by Director Fenton, a vote was taken and a motion carried unanimously.

Update Re: Reunion Payments: Mr. Pacheco told the Board that these payments have been completed.

Consent Items from the Manager

1. Ratify Purchase Contract for Pickup Truck for Additional Water Operator
2. Ratify Grant of Right of Way to MVEA for Electric Service to Woodmen Hills Wastewater Treatment Plant
3. Ratify Revision to IGA with Woodmen Hills Metro District for Sleeves on Judge Orr Rd at Bennett Creek
4. Approve Renewal Documents for 2019 CEBT Employee Medical, Dental, Vision, Life Insurance Plans

Director Gessner moved that the Board approve the Purchase Contract for the Pickup Truck and the Renewal of the 2019 Documents for Employees, to ratify the Grant of Right of Way, the Revision to the IGA with Woodmen Hills. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Action Items from Manager

Approve 3rd Addendum to Woodmen Hills Metro District IGA to Extend offloading Through 12/31/2018: Mr. Pelsler updated the Board on what Woodmen Hills would be offloading into their system and how it would be handled. Director Reorda moved that the Board approve the extension of the IGA. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Approve Concrete Repairs at Various Locations Including MRCC: Mr. Pelsler spoke about the details of the repairs. Director Gessner asked if they could get a price for a path on the South side leading to the recreation center. This was deferred for a budget item for next year. Director Gessner moved that the Board approve the concrete repairs pending attorney approval of the contract. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Managers Verbal Report: Mr. Pelsler reported to the Board that last month the Board approved the additional hiring and David Clegg started a couple weeks ago. Also, as the District purchases more vehicles, they are trying to keep them all white and will be putting decals on them.

Items from the Construction Manager

Monthly Report:

Mr. Guzman reported to the Board that he will be meeting with the County and the Executive Director and others for main topics including crossings on Londonderry Dr and paving Londonderry to Angeles which GTL will share the costs. He is looking for an answer to prevent future damage and more commitment from the County. He added that the plots have been approved for the new area and needs

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another week for scraper work. The water needs from the construction site will be minimal. There will be 126 lots to be paved this year. East Ridge Trail, the contractor has been released. The County has been slow with the entitlements for the shops. He is hoping to get this completed by next November and should be going out to bid in the next 3-4 weeks. There have been some improvements on Stapleton Drive and other paving will not happen this year.

Board Member Items

Director Gessner asked who is in charge of David Pelsner as he is the Manager. He wanted to know who is responsible for personal decisions surrounding the Manager. David commented on how he serves the Board. Director Gessner added on how there needs to be a process in place for the Board to make personnel decisions on David or whomever the GM is.

Legal Items

Adopt MRMD Resolution, Calling for an Election for MRMD 2018 Subdistrict to Incur Debt and Issue Bonds: Mr. Fano spoke to the Board about the outline of what this entails. This resolution will put the questions on the ballot. Director Reorda moved that the Board approve this resolution with the correction of the date. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Review and Approve MRMD Waiver of Claims to Connection with 2018 Subdistrict: Mr. Fano reviewed the Waiver of claims and why it is needed. No action was needed for this item.

Executive Session: Enter into Executive Session at pursuant to Section 24-6-402(4)(e) to Consider YMCA Proposal for 2019 and Give Direction to Staff on Contract Negotiations. A motion was made by Director Sauer to enter into executive session at 11:00 a.m. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously. With no public present, a motion was made by Director Gessner to come out of executive session at 12:20 p.m. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Director Reorda moved that the Board notify the YMCA that the District will not renew the 2019 Management and Services Agreement for the operation of the Recreation Center. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

Director Gessner moved that the Board take appropriate actions needed for the transition of the District operating the Recreation Center in 2019. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Director Fenton moved that MSMD staff be directed to return to the Board with regular reports of the transition status and if any action is required by the Board for implementation of District operations for the Recreation Center in 2019. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

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Executive Session: Enter into Executive Session pursuant to Section 24-6-402(4)(e) to Review General Manager Annual Performance (Receive GM Self – Evaluation and Receive Briefing From Legal Counsel on Process for Board Review of GM Performance). A motion was made by Director Reorda to enter into executive session at 12:23 p.m. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously. With no public present, a motion was made by Director Gessner to come out of executive session at 12:37 p.m. Upon a second by Director Fenton, 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 12:37 p.m.

Respectfully submitted,


Secretary for the Meeting