

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, January 3, 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
Bill Gessner
Mike Fenton
Wayne Reorda
Tom Sauer

Also present were:

Jennette Coe; Meridian Service Metro District
Kevin Fackerell; Water Operator
Braden McCrory; Sewer Operator
Tom Kerby; Meridian Service Metro District
Raul Guzman, Construction Manager; Tech Builders (VIA Telephone)
Jim O'Hara; GTL (VIA Telephone)
Sue Blair, Angie Kelly, Marcos Pacheco; Community Resource Services
Fred Jackson; Meridian Service Metro District
Dane Lacey and Abby Harlan and Alyson Hannan; YMCA
Ron Fano; 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/Minutes

The Board reviewed the agenda and Director Fenton moved to approve the Agenda as amended with the addition of adding section 11.A. Consider purchasing spare pump replacement. Upon second by Director Gessner, a vote was taken and the motion carried unanimously.

The Board reviewed the minutes of the December 6, 2017 combined regular meeting. Director Gessner moved that the Board approve the minutes as amended with the change clarify the approval of the Staff Report items. Upon second by Director Reorda, a vote was taken and the motion carried unanimously.

Comments from Visitors

None presented

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Homeowner Committee Update

The Homeowner Committee requested that the Design Review Community [DRC], Board of Directors, and the committee work together to better educate the residents of the District to improve communication and working relationships.

Update on Meridian Ranch Recreation and Facility Usage Report

Health Program: The reports on the recreation and the facility usage were reviewed by Dane Lacey. Mr. Lacey introduced a new health program "Active Health 2018", the program is to promote good health in the community.

Pool Use for Physical Therapy: Ms. Hannan reviewed a request received by the YMCA to rent out the pool to do physical therapy treatments. Director Gessner asked if the recreation facility can accommodate and/or allow outside companies to request rental for specific day(s) and/or time(s) for the pool? Further, will this lead to more requests that cannot be satisfied? Upon discussion the Board agreed that a proposal can be drafted for Board review and sent to Legal for review also.

Water, Sewer, Drainage Operations

The water report, sewer report, and drainage report were reviewed by Mr. McCrory, Mr. Fackerell, and Mr. Jackson respectively. Mr. McCrory reviewed a bid for a spare pump replacement given by Falcon Environmental. The cost of the replacement would be split with Woodman Hills. Director Reorda moved to approve the replacement of the pump with a NTE cost of \$7,797. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

Financial Items

Approval of Payment of Claims: The Board reviewed claims presented for payment at this meeting represented by check nos. 1977 – 1982 totaling \$2,421.46 for Meridian Ranch and to approve check nos. 10191 - 10264 totaling \$556,039.69 for Meridian Service. Director Gessner moved that the Board approve and ratify 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: Ms. Blair reviewed the cash position summary for Meridian Service Metropolitan District. Upon a motion by Director Gessner and a second by Director Reorda, the motion unanimously carried to accept the cash position summary and financial statements as presented.

Items from the Manager

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

Review and Consider Payroll Processing: Director Gabrielski spoke about the payroll approval and setup process with Paychex Payroll Services. Mr. Fano stated the payroll expenses are in the approved budget, therefore no special meetings and/or additional required approvals are needed. The first payroll is scheduled for January 19, 2018.

Review and Approval Retirement Plan Agreement: Per Mr. Pelsner's email he has only received one proposal from a retirement vendor, he is continuing to locate

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another qualified firm to present to the Board a competitive selection process. No action required.

Adopted Annual Administrative Resolution: Director Gressner moved to approve the Resolution subject to revisions regarding publication of notices. Upon a second by Director Fenton, a vote was taken and motion carried unanimously.

Approval Agreement with Community Resource Services As Amended:
Per Mr. Pelser's email request the new CRS contract be continued to the next Board meeting for further review.

Review and Approve 2018 Election Resolution: Director Reorda motioned to approve the Resolution subject to revisions regarding publication of notices. Upon a second by Director Fenton, a vote was taken and motion carried unanimously.

**Items from the
Construction
Manager**

Monthly Report: Mr. Guzman outlined the schedule for roof replacement at the recreation center in that it should be completed by the end of the month. He also noted that there is no current update on Londonderry Drive. They continue to ask the County for progress on this issue. Landscaping bids have been sent out for spring 2018. Mr. Guzman also stated that the Guthrie Booster Pump agreement had been returned by the contractor and value engineering has started. Development progress was discussed regarding The Vistas and Stonebridge filing 3. Mr. Guzman also provided an update on the shops in that a chiropractor has submitted a letter of intent and a dentist has also provided a letter of intent. This will finalize leasing of Building B.

**Board Member
Items**

None presented.

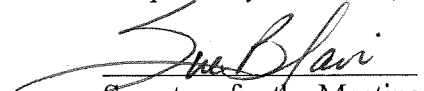
Legal Items

None presented.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 11:24 a.m.

Respectfully submitted,


Secretary for the Meeting