

RECORD OF PROCEEDINGS

**MINUTES OF THE COMBINED REGULAR MEETING
OF THE BOARDS OF DIRECTORS OF THE
MERIDIAN RANCH METROPOLITAN DISTRICT
MERIDIAN SERVICE METROPOLITAN DISTRICT
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT**

Held: Wednesday, November 7, 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 and Meridian Ranch Metropolitan District 2018 Subdistrict 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
Fred Jackson; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Kevin Fackerell; Meridian Service Metro District
Angela Maxey; TechBuilders
Sue Blair; Community Resource Services
Ron Fano; Spencer Fane
Samantha Riley and Kelsi Wolf; YMCA
Tom Kerby; Tech Contractors
Ron Fano; Spencer Fane
Raul Guzman; Tech Builders (Via Telephone)
Mason H. Brown (Via Telephone)
Bill Paddock (Via Telephone)
Nancy Loew; Homeowner
Mitch Baldwin; Homeowner
Sammy Hager; Homeowner

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

RECORD OF PROCEEDINGS

- 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. Director Reorda moved to approve the agenda as presented. Upon second by Director Sauer, a vote was taken and the motion carried unanimously.
- Comments from Visitors** Nancy Loew stated to the Board that the YMCA's park survey had spelling errors in it and that she hopes that the residents have the opportunity to complete the survey. She asked about the 2019 meeting schedule and classes at the recreation center as well as the cost to the residents.
- Mitch Baldwin asked the Board if a dog park was going to be constructed at the Regional Park. Director Gabrielski commented that it is planned that the Regional Park will not a dog park. The District approached Petco previously to help fund a dog park but they responded they were not in a position to financially support it at this time. Also, Mr. Baldwin commented that he lives on Willow Peak and there are floods over the sidewalks that are causing mud and ice and asked the Board to please budget for repairs in 2019.
- Sammy Hager asked the Board if it is still trespassing if you walk on the golf course and wetlands if you are not playing golf? Director Reorda answered this by saying you can walk on Stonebridge Trail but not on the path for the golf carts.
- Sammy Hager asked the Board asked if there are no life guards, will there be waivers required to swim. Ryan Kozlowski replied by saying someone will always be available to observe the swimmers.
- Approve Minutes** The Board reviewed the October 3, 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.
- Update on Meridian Ranch Recreation and Facility Usage Report** Kelsi Wolf gave a verbal report to the Board on the activities for the month at the Rec Center.
- Recreation Operation's Report: Ryan Kozlowski reported on the recreation operations saying that the Trunk or Treat had 1,000 people attend and 19 cars were giving out candy. The recreation center cameras have been installed. Staff is working on the festival of trees.
- Water, Sewer** Water, Sewer, Grounds and Drainage Operations Report:

RECORD OF PROCEEDINGS

**Grounds and
Drainage and
Recreation
Operations
Report**

Presented to the Board:

1. Mr. Fackerell 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: Ms. Blair reviewed the updated claims presented for payment at this meeting represented by check nos. 2052 - 2059 totaling \$8,287.39 for Meridian Ranch and to approve check nos. 11007 - 11079 totaling \$1,000,233.29 for Meridian Service. Ms. Blair also requested that the Board ratify Meridian Service claim nos. 11003 - 11006 totaling \$3,672.59. Director Fenton moved that the Board approve and ratify the 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 November 7, 2018 and monthly financials dated October 31, 2018 for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Upon a motion by Director Reorda 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 2018 Tap Fee Report with the Board.

Conduct Public Hearing – Delinquent Accounts: Director Gabrielski opened the Public Hearing regarding delinquent accounts at 10:36 a.m. Ms. Blair noted that all homeowners whose accounts will be certified if not paid were notified of today's public hearing. Following discussion by the Board and there being no public wishing to speak, the public hearing was closed at 10:43 a.m. Upon a motion by Director Fenton and a second by Director Sauer, the Board voted unanimously to adopt the resolution to certify the delinquent accounts.

Update on MRMD Subdistrict Election Results: Ms. Blair stated to the Board that Ballot Issues A – L all passed and Ballot Questions 1 – 3 all passed.

Review Preliminary MRMD 2019 Budget: Ms. Blair reviewed the 2019 draft budget with the Board. The public hearing will be held at the December meeting of the Board.

**Items from the
Manager**

Information Only Items

Progress Report on MRRC Operations Transition: (1) Mr. Pelsler stated to the Board that the Sterling Ranch tap fee invoice will be issued. (2) Guthrie is essentially completed. (3) CRS has included a notice of the public hearing to

RECORD OF PROCEEDINGS

consider the proposed fee increase on the November customer bills.

MSMD Park Survey: Mr. Pelsler said there has been a lot of input from the Community. Director Gabrielski added there should be a climbing wall added.

Consent Items from the Manager

1. Approve MSMD 2019 Holiday Schedule: Director Gessner stated that the District should recognize Martin Luther King Day in the holiday schedule. Mr. Pelsler stated that, speaking on behalf of the staff, they would be in favor of adding an additional paid holiday. After discussion, Director Gessner moved that the Board approve the 2019 Holiday schedule with the addition of Martin Luther King Day and that Christmas Eve and New Year's Eve be reduced to a half day of paid holiday time. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

2. Approve and authorize the President to sign Agreement with Ridgeline Land Surveying for predesign topographic survey for sewer bypass project in the amount of \$3,900.

3. Approve Contract Change Order for Extra Work in the amount of \$7,143 to contract with Colorado Flatwork for concrete repairs for new total contract amount Of \$21,161.

4. Approve and Authorize President To Sign, Subject to approval by legal counsel, Letter Addendum to Letter Agreement with Woodmen Hills Metropolitan District giving consent to provide water to wastewater treatment plant.

Director Gessner moved that the Board approve items 2 through 4. Upon a second by Director Reorda, a vote was taken and the motion carried a unanimously.

Actions Items From Manager

Approve 2019 MRRC Operations Handbook Revisions: The handbook will be effective on January 1, 2019. Director Sauer moved that the Board approve the revisions to the handbook. Upon second by Director Fenton, vote was taken and motion carried unanimously.

2019 MSMD Draft Budget – Give Direction to Staff: Mr. Pelsler reviewed the 2019 preliminary budget with the Board. Discussion ensued regarding the public presentation of the draft budget on November 15.

Consideration of 2019 Budget Amount for Employee Cost of Living Adjustments: Mr. Pelsler discussed CPI, merit increases and equity adjustments with the Board

RECORD OF PROCEEDINGS

for staff. Director Gessner asked if the District is competitive with the other market ranges. Mr. Guzman commented on this saying they are competitively priced. Mr. Pelsner added that they won't exceed the budgeted amount approved by the Board. Director Gessner said the District needs to establish ranges in the future for all positions.

Affirm date and time of Public Budget Workshop and Public Hearing to Adopt on 2019 Budgets: The Board agreed on the date, Thursday, November 15, 7:00-9:00 p.m. for the workshop and Wednesday, December 5, 10:00 a.m. for the Public Hearing to Adopt 2019 Budgets.

Items from the Construction Manager

Monthly Report: Mr. Guzman reported to the Board that the Winding Walk Filing # 1, 60 lots are complete and they closed 10 lots on Monday. The sales are slowing down. An additional 126 lots are anticipated to be complete by the end of the year. GTL will be grading 800 lots near the high school in late 2019 and he added that a middle school may be necessary in the future. Mr. Guzman reported that to date the county has not made a commitment on the roadway crossings.

Board Member Items

Ratification of Board Straw Poll to Change Timing of Board's Performance Review of GM: Director Gessner moved that the Board approve the time change of the review of the GM as outlined by Mr. Fano. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Discussion of Who Other Than the Board Should Participate in the GM Performance Review: Director Gessner stated to the Board that he thinks no one else should have input on this topic. However, since Mr. Pelsner worked for Tech Builder for part of the year, if Mr. Guzman would like to provide comments to the Board, they would be considered. Mr. Fano stated that he shouldn't be involved in the review due to a possible conflict of interest in the future.

Discussion of Scheduling the Board Decision on GM's Performance Review, Compensation and Other Terms of Employment: This topic will be added to the December agenda as an Executive Session Item.


Legal Items

There was no reason to convene into Executive Session at today's meeting.

Adjournment

There being no further business to come before the Board, the meeting was adjourned at 1:04 p.m.

Respectfully submitted,


Secretary for the Meeting