

# 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  
MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT**

Held: Wednesday, January 9, 2019, 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  
Ryan Kozlowski; Meridian Service Metro District  
Braden McCrory; Meridian Service Metro District  
Angela Maxey; TechBuilders  
Sue Blair; Community Resource Services  
Matt Dalton; Spencer Fane (via telephone)  
Raul Guzman; Tech Builders (Via Telephone)  
Jim O'Hara; Tech Builders  
Nancy Loew; Homeowner  
Robert Archuleta; Homeowner  
Julie Day; Homeowner  
Beth Trynoski; Homeowner  
Nora Art; Homeowner

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

**Disclosure Matter** Mr. Dalton 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** Robert Archuleta stated to the Board that the pool has no lifeguard. There was a

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- Visitors** young man in the pool who was out of control and there was no one there to handle the issue. He recommended that during school breaks, there should be at least 1 lifeguard on duty.
- Nancy Loew told the Board that communication is still an ongoing problem. Swim at own risk, budget process and classes being cancelled and there is one person working at the front desk.
- Approve Minutes** The Board reviewed the December 5, 2018 Board Minutes. Director Gessner moved to approve the minutes presented. Upon second by Director Fenton, a vote was taken and the motion carried unanimously.
- Financial/Admin Items** Approval of Payment of Claims: Ms. Blair reviewed the updated claims presented for payment at this meeting represented by check nos. 2071- 2077 totaling \$4,488.25 for Meridian Ranch and to approve check nos. 11150- 11222 totaling \$277,797.02 for Meridian Service. Ms. Blair also requested that the Board ratify Meridian Service claim no. 11149 totaling \$11,120.00. Director Gessner 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 January 4, 2019 and monthly financials dated January 4, 2019 for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Upon a motion by Director Fenton and a second by Director Gessner, the motion unanimously carried to accept the cash position summary and financial statements as presented.
- Review 2019 Tap Fee Report: Ms. Blair reviewed the 2019 Tap Fee Report with the Board.
- Items from the Manager** Managers Verbal Report: David Pelsler reported to the Board that the Meridian Ranch website is currently being re organized. Currently, the Meridian Ranch has 44 employees and the number will increase to 55 during the summer. And the transition with the recreation center is complete. There will be a water tank project happening on the interior of the tanks and it must be completed by March 26. He added that the activity by the tanks will be visible to all residents. Mr. Pelsler mentioned that there needs to be water and sewer vehicle replacements. The water tank truck is having transmission problems and there may be a vehicle available for \$31,837.00 and the trade in value of the truck is in the process right now. Pond Maintenance, MS4, County permit is in the process of having 5 inspections done. In inspection with the Districts ponds, small trees and brushes will be removed and there is a bid from Brightview for the extra work for the ponds. He also noted that the February agenda is going to have various contracts on it.

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## MSMD Operations Reports:

- A. Mr. McCrory reviewed the water system report.
- B. Mr. McCrory reviewed the sewer report.
- C. Mr. McCrory reviewed the drainage report.

Mr. Pelser added that there was no breaks during the cold spell and they kept up with 24/7 operations with less staff due to the Holidays.

There will be video inspections and cleaning happening January 21<sup>st</sup>.

- D. Mr. Koslowski reported that the maintenance manager is Toby and for the recreation is Andrea and added there will always be a manager on duty to assist where needed. They switched the Wi-Fi and added a new router. Name is MRRC, no password needed. Additional cameras are working and the child care license is in process. Should know more by the end of January. He recommended they should cover the outdoor pool for the season. The storage shed was moved by the Recreation Center. The exercise classes retained 4 old YMCA instructors and they are working on getting Zumba and Yoga instructors. On January 10, the Club Automation system will be available and 400 families have been entered into the system. They will be interviewing a sports coordinator by the end of February. Also, Toby has been repairing lockers and checking fitness equipment. Staff will have Red Cross certifications instead of YMCA. Volleyball and pickle ball will continue. Cleaning happened Monday, Wednesday and Friday at 8:30 p.m. and deep cleanings will be done at night. Parking lot lights need to be on at 5:30 a.m. when the building opens and Toby has been working on that.

## Consent Items From Manager

### Approval of Designated Posting Locations for 2019 Meridian Ranch Metropolitan District and for Meridian Ranch Metropolitan District 2018 Subdistrict Meeting:

Director Reorda moved that the Board approve the posting locations for Meridian Ranch Metropolitan District and for Meridian Ranch Metropolitan District 2018 Subdistrict. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

Approval of Designated Posting Locations for 2019 Meridian Service Metropolitan District: Director Reorda moved that the Board approve the posting location for Meridian Service Metropolitan District. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

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**Board Member  
Items**

There were none.


**Legal Items**

Adopting Resolution MRMD 19-01 Amending Resolution MRMD 18-7- Creating the Meridian Ranch Metropolitan District 2018 Subdistrict ("2018 Subdistrict"): Mr. Dalton spoke about the changes of adding the language of the 20 mill cap on the debt service. Director Gessner moved that the Board adopt Resolution 19-01 with changes made. Upon a second by Director Reorda, 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 12:45p.m.

Respectfully submitted,

  
Secretary for the Meeting