

# 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, February 6, 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  
Fred Jackson; Meridian Service Metro District  
Andrea Orth; Meridian Service Metro District  
Tobi Bagley; Meridian Service Metro District  
Ashley Mulvany; Meridian Service Metro District  
Ashley Esch; Meridian Service Metro District  
Angela Maxey; TechBuilders  
Tom Kerby; TechBuilders  
Sue Blair; Community Resource Services (via telephone)  
Ron Fano; Spencer Fane  
Nancy Loew; Homeowner  
Beth Trynowski  
Jessica Neil  
Steve Carr

**Call to Order**

Board President Gabrielski called the meeting order at 10:02 a.m. A quorum of the Board was present and the Directors confirmed their qualification to serve.

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**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 and Director Reorda moved to approve the Agenda as amended with the addition of adding section II.A.2, Managers Verbal Report. Upon second by Director Sauer, a vote was taken and the motion carried unanimously.

**Comments from Visitors** Nancy Loew addressed the Board and will provide a written report to management. Her concerns were with the Recreation Center, parks and maintenance items.

Beth Trynoski asked the Board about Londonderry and Rainbow Bridge in terms of who is responsible for the maintenance. Mr. Pelser answered by stating she should contact the office and they can assist in determining the responsible party.

Jessica Neil asked the Board for consideration of amending the pool rules related to the pool toys and kid related items. Ryan Kozlowski spoke and said he will look at this on a case-to-case basis. Mr. Pelser spoke about the problematic situations that come to light as we go down that road.

Steve Carr asked the Board about maintenance along Foxpoint and Mt. Princeton and Mt. Evans Dr. He asked for a timeline to repair and perform needed maintenance on these areas.

**Approve Minutes** The Board reviewed the January 9, 2019 Board Minutes. Director Fenton moved to approve the minutes presented. Upon second by Director Reorda, 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. 2078 - 2084 totaling \$4,445.25 for Meridian Ranch and to ratify check no. 11223 for \$31,544.41 and approve check nos. 11224 - 11295 totaling \$332,163.42 for Meridian Service. Director Reorda moved that the Board approve and ratify the payment of the claims as presented. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Cash Position and Financial Statements: Ms. Blair reviewed the cash position dated February 1, 2019 and monthly financials dated February 1, 2019 for Meridian Service Metropolitan District and Meridian Ranch Metropolitan District. Upon a motion by Director Fenton and a second by Director Sauer, the motion unanimously carried to accept the cash position summaries and financial statements as presented.

Review 2019 Tap Fee Report: Ms. Blair reviewed the 2019 Tap Fee Report with the Board.

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## Items from the Manager

### MSMD Operations Reports:

- A. Mr. McCrory reviewed the water system report.
- B. Mr. McCrory reviewed the sewer report.
- C. Mr. Jackson reviewed the drainage report.
- D. Mr. Koslowski reported that there has been 7230 visits total. The group Exercise class had 49 participants and 153 child care check ins. There have been 1006 access cards issued. Last Friday the center received a fire inspection. The center is going to start working with the new Ronald McDonald house going in close by and the new Silver Sneaker program. Mr. Koslowski introduced a few new members of the recreation team. Mr. Pelsler spoke about the Organizational Chart that was handed out. President Gabrielski had a question about how they compare to the YMCA numbers. Mr. Koslowski answered back that he will have more accurate numbers for comparison at next month's Board meeting.

### Consent Items From Manager

Managers Verbal Report: Mr. Pelsler gave an update on the recent park needs survey. He stated to the Board that there has been an erosion problem outside the MRRC building and it was inspected last week. There is no serious structural damage but they received potential fixes. Also, there have been a few policy issues that have come up at the MRRC and they are currently working through them. For example, there was previously a complicated YMCA system of colored wrist bands for swimmers based on their experience. This is being revised and will be brought to the Board at a later date for formal approval. Also, there has been an issue with non-residents signing up for fee based classes and then staying for extended times to use the fitness and aquatics facilities without a guest pass or paid membership. Finally, YMCA guest passes were issued during 2018 and the District is honoring them even though the revenue was taken by YMCA. He spoke about the District's investigation into possible means to accomplish snow removal near school buses. Filings and Transparency's Notices have been completed. There has been a lot of financial activity for Jennette. Some items that took all her time in January include insurance audits and onboarding of MRRC new employees. He added that last night there was an Upper Black Squirrel Groundwater Management District Board meeting.

Director Gessner asked the Board to consider eliminating the detailed backup for the Consent items in the printed agenda packet. Director Gessner moved that the Board approve this motion. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

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## Consent Items From Manager Items 1- 10

1. Approve Licensed Training Provider Agreement with the American National Red Cross for MRRC Swimming Instruction.
2. Award MRRC Paint Contractor to Low Bidder
3. Approve Maintenance Agreement with Axis and Lease Agreement with TIAA Bank For Printer/Copier/Scanner at MRRC
4. Approve Purchase of Budgeted Fitness Equipment in the Amount of \$42,400.48 -
5. Ratify Purchase of Replacement Vehicle for Water Operations
6. Ratify Updated Comcast Service for MRRC
7. Ratify Administrative Revision to 2019 Fee Schedule
8. Ratify Professional Services Agreement with RMG for Geotechnical Investigation of MRRC Foundation
9. Approve Extra Work Proposals by BrightView for Vegetation Removal at Pond B and Pond C
10. Approve Agreement with HEPS DJ & Photo Booth in the amount of \$750 for Services During the Daddy/Daughter Dance Event

Director Gessner moved that the Board approve items 1 – 10. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

## Action Items From Manager

Award 2019 Landscape Maintenance Contract to Low Bidder: Mr. Pesler reviewed the bids. Brightview is the lowest bidder. He recommended approving this bid for \$217,070.00. The discussion ensued about how to move forward and get more options with pricing. Director Fenton moved that the Board approve this bid from Brightview. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Approve Agreement with Community Resource Services of Colorado, LLC to Provide Administration, Accounting, Utility Billing and Election Services for 2019: Mr. Pelsler reviewed this item with the Board including the status of the transition of accounting and administrative tasks from CRS to District staff. Director Fenton moved that the Board approve the agreement presented. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Approve Agreement with Browns-Hill for SCADA Equipment Replacement and Maintenance: Mr. Pelsler reviewed this with the Board.. Director Gessner moved that the Board approve the agreement presented. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

**Items From The Developer**

**Board Member Items**

There were none.

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## Legal Items

There were none.

## Adjournment

Not needed at this time.

There being no further business to come before the Board, the meeting was adjourned at 11:28 a.m.

Respectfully submitted,

  
Secretary for the Meeting