

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, March 6, 2019, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: A combined regular meeting of the Boards of Directors of the Meridian Ranch Metropolitan District, Meridian Service Metropolitan District and the 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 Pelsler; Meridian Service Metropolitan District
Jennette Coe; Meridian Service Metropolitan District
Ryan Kozlowski; Meridian Service Metropolitan District
Braden McCrory; Meridian Service Metropolitan District
Fred Jackson; Meridian Service Metropolitan District
Deawne Maddox; Meridian Service Metropolitan District
Andrea Orth; Meridian Service Metropolitan District
Tobi Bagley; Meridian Service Metropolitan District
Sue Blair; Community Resource Services
Marcos Pacheco; Community Resource Services
Ron Fano, Esq.; Spencer Fane LLP
Raul Guzman; Tech Builders
Tom Kerby; Tech Builders
Angela Maxey; Tech Builders
Jim O'Hara; Tech Builders (via telephone)
Daniel Van Osyrand; Resident
Julie Day; Resident
Nancy Loew; Resident
Jessica Neal; Resident

Call to Order Board President Gabrielski called the meeting to order at 10:00 a.m. A quorum of the Board was present, and the Directors confirmed their qualification to serve.

RECORD OF PROCEEDINGS

- Disclosure Matter** Attorney 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 Fenton moved to approve the Agenda. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.
- Comments from Visitors** Public in attendance inquired regarding the Fee increase; exercise classes; snow removal; the condition of trails; the recreation survey and pool rules.
- It was noted that an update will be provided at the April, 2019 Board meeting.
- Approve Minutes** The Board reviewed the February 6, 2019 Minutes. Director Gessner moved to approve the Minutes as presented. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.
- Financial/Admin Items:** Approval of Payment of Claims: Ms. Blair reviewed with the Board the claims presented for payment represented by check nos. 2085-2091 totaling \$4,422.20 for Meridian Ranch and to ratify check nos. 11296 - 11300, totaling \$68,314.52; and reviewed the claims for approval represented by check nos. 11301 – 11369 totaling \$345,519.64, plus payroll transactions of \$45,569.45; a total of \$391,089.09. Director Reorda, moved that the Board ratify and approve the payment of claims as respectively presented. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.
- Cash Position and Unaudited Financial Statements (MSMD): Ms. Blair reviewed the Cash Position as of February 28, 2019 and the Unaudited Financial Statements for Meridian Service Metropolitan District for the period ending January 31, 2019.
- Director Fenton moved to accept the Cash Position and Financial Statements as presented. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.
- Tap Fee Report: No action was required by the Board.
- 2018 Audit Exemption Application (2018 Subdistrict). Ms. Blair reviewed with the Board the 2018 Audit Exemption for the Meridian Ranch Metropolitan District 2018 Subdistrict. Director Fenton motioned to approve the 2018 Audit Exemption. Upon a second by

RECORD OF PROCEEDINGS

Director Reorda, a vote was taken and the motion carried.

2018 Audit Engagement Letters for Meridian Ranch Metropolitan District and Meridian Service Metropolitan District: Ms. Blair reviewed with the Board the 2018 Audit Engagement Letters for Meridian Ranch Metropolitan District and Meridian Service Metropolitan District. Director Gessner motioned to approve the engagement of L. Paul Goedecke P.C. to perform the 2018 Audit for the Districts. Upon a second by Director Sauer, a vote was taken and the motion carried.

Items from the Manager:

MSMD Operations Report – Sewer, Grounds & Drainage and Recreation:

Mr. Jackson reported on the status of grounds maintenance and improvements.

Mr. McCrory provided the water and sewer system monthly status report.

Mr. Kozlowski reported on the recreation center, usage reports, and future events and classes.

Manager's Verbal Report. Mr. Pelsner provided his verbal report.

He noted that completion of the painting of the first (smaller) water tank is substantially complete. In the next few days it will be disinfected, filled, tested for bacteria and placed back in service. Then it will be determined if the contractor can complete the second (larger) tank by the April 26, 2019 deadline before taking it out of service.

The Mountain View Electric Association is soliciting for new Board Members. One of the openings is available for a District representative.

Mr. Pelsner noted that three invoices that missed inclusion for approval at this Board meeting may need to be paid before the next Board meeting - they were: two invoices from Spencer Fane for approximately \$10,000 and \$2,000 for legal fees, one invoice for Rec Center painting to SlideRite for \$2,900 and one invoice from Woodman Hills for approximately \$200,000 for water treated last year while the booster pump was under repair.

Mr. Pelsner reported that the recreation center painting overran by \$2,900. He noted that although there was a cost overrun, the cost was still substantially lower than the 2nd bidder.

Mr. Pelsner discussed the proposed dedication of specific pieces of land to the Meridian Service Metropolitan District. Areas include Well

RECORD OF PROCEEDINGS

Site No. 1 and several maintained landscape areas adjacent to the golf course. He noted that terms are being determined and that legal descriptions of parcels must be prepared. Issues to consider include: increased maintenance costs to Meridian Service Metropolitan District; a decrease in property tax revenue; improved landscape maintenance programs; potential for additional pedestrian trails and costs associated with same, as well as the potential for additional outside recreation facilities.

Mr. Pelsler discussed the 2019 rock and bark mulch project noting that staff has received some preliminary bids from contractors. In an attempt to optimize 2019 funds, consideration towards use of rock (for a lasting effect) would be utilized as much as possible, with the use of less expensive bark where appropriate. Final bids will be presented at the April Board meeting for consideration, with work to be performed during April and May, 2019.

Consent Items from Manager

Director Fenton motioned to ratify or approve the below matters respectively. Upon a second by Director Sauer, a vote was taken the motion carried unanimously:

Ratification of purchase contract for F-150 Pickup Truck (budgeted sewer replacement vehicle)

Ratification of Change Order No. 1 for Tank Painting contract with Coblaco

Approval of FMLA Policy to implement federal regulations

Approval and authorization for President to sign (subject to attorney approval as to form) agreement with Broseph for musical performance services at Falcon Freedom Days

Approval of Meridian Ranch Recreation Center foundation repair by Kodiak Pumping Inc for \$1,500

Receive and file informational report on Falcon Freedom Days income and expenditures accounting

Action Items from Manager

Approve and authorize President to sign (subject to attorney approval as to form) Professional Services Agreement with JDS Engineering related to review of Cherokee Metropolitan District permit applications and project design for wastewater treatment.

Director Reorda motioned to authorize the President to sign (subject to

RECORD OF PROCEEDINGS

attorney approval as to form) the Professional Services Agreement with JDS Engineering. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously.

Accept Easement from Oakwood Homes for Tamlin Water and authorize President to sign (subject to attorney approval as to form).

A draft of the Easement was presented for review. No action was taken at this time.

Informational report on Cherokee Metro District site application for TDS treatment.

Mr. Pelsler and Mr. Guzman presented information regarding the issues that will be presented in the future with plans. It was noted that the Cherokee plant will be finished in 2021 or 2022. Discussion ensued regarding the brine that is a product of treatments and where this could be disposed of. It was noted that JDS Engineering will provide a report on the options at future Board meeting.

Developer Items:

Construction Manager's Verbal Report: Mr. Guzman reported on the status of Winding Walk noting that underground work continues. Work on the Enclaves is being expedited. The well site 9 electrical should be completed by the end of summer. The Rainbow Bridge and Lambert Road are the last major roads to be done this year. Bidding of landscaping from Stone Bridge Lodge to Rainbow Bridge is also in process. He further noted that another school is proposed to be built within the next 3 years.

Board Member Items:

There were none.

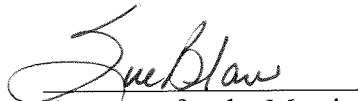
Legal Items:

There were none.

Adjournment:

There being no further business to come before the Board, the meeting was adjourned at 11:15.

Respectfully submitted,


Secretary for the Meeting