

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, October 2, 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 (via telephone)
Wayne Reorda, Secretary/Treasurer
Mike Fenton, Asst. Secretary/Treasurer
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

David Pelser; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Deawne Maddox; Meridian Service Metro District
Carrie Billingsly; Meridian Service Metro District
Stephanie Simer; Meridian Service Metro District
Kevin Fackerell; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Braden McCrory; Meridian Service Metro District
Andrea Orth; Meridian Service Metro District
Jon Bradley; Meridian Service Metro District
Angie Kelly; Community Resource Services
Ron Fano; Spencer Fane Tom Kerby; Tech Builders
Jim O'Hara; Tech Builders (via telephone)
Nancy Loew; Homeowner
Renee Melbardis; 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 the Directors have been filed with the Secretary of State.
- Approve Agenda** The Board reviewed the Agenda. A motion was made to approve the Agenda as amended to remove the executive session. A vote was taken and the motion carried unanimously.
- Comments from Visitors** Nancy Loew reported to the Board that she is happy to hear that the County confirmed the need for weed control. She noted that the last board packet had 41 classes per week and only 600 participants, which doesn't sound correct to her and would like numbers to be correct. She spoke about the budget process and would like answers at the budget workshop. President Gabrielski noted that several items Nancy mentioned are in the works and other recreation facilities were toured to get new ideas and understand demands. The Meridian Ranch Recreation Center survey is on the agenda.
- Renee Melbardis thanked the Board for serving. She asked about the letter that was sent out to residents about attending the budget meeting. She commented that she walks her dog every day and has noticed that mulch is missing in many areas. She noted that she has seen the District placing rock instead of mulch and appreciates this as it does not wash away. She asked the Board, who she needs to get approval from, if she could plant a tree behind her fence. Mr. Pelsler answered by inviting her to come to the office to discuss her landscaping plans.
- Approve Minutes** The Board reviewed the September 11, 2019 Board Minutes and a motion was made to approve the minutes as amended. The vote was taken and the motion carried unanimously.
- Financial/Admin Items** Approval of Payment of Claims: Ms. Kelly reviewed the updated claims presented for payment at this meeting represented by check nos. 2129 - 2134 totaling \$6,899.40 for Meridian Ranch, and to approve check nos. 11812 - 11866 totaling \$384,594.18 and ratify the check nos. 11810 - 11811 totaling \$5,375.00 for Meridian Service. A motion was made to approve and ratify the payment of the claims as presented. A vote was taken and the motion carried unanimously.
- Cash Position and Financial Statements: Ms. Kelly reviewed the cash position dated September 27, 2019 and monthly financials dated August 31, 2019 for Meridian Service Metropolitan District. A motion was made to accept the cash position summary and financial statements as presented. A vote was taken and the motion carried unanimously.

RECORD OF PROCEEDINGS

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

Public Hearing on Proposed 2018 Amended Budgets for MSMD, MRMD:

A motion was made to open the public hearing to amend the 2018 MRMD budget. A vote was taken and the motion carried unanimously. The Public Hearing was opened at 10:21 a.m. Following discussion by the Board, and there being no public wishing to speak, and a motion was made to close the public session. A vote was taken and the motion carried unanimously. A motion was made to accept and approve the amended budget and Resolution MRMD 19-2. A vote was taken and the motion carried unanimously.

A motion was made to open the public hearing to amend the 2018 MSMD budget. A vote was taken and the motion carried unanimously. The Public Hearing was opened at 10:24 a.m. Following discussion by the Board, and there being no public wishing to speak, a motion was made to close the hearing. A vote was taken and the motion carried unanimously. A motion was made to accept and approve the MSMD amended budget and Resolution MSMD 19-4. A vote was taken and the motion carried unanimously.

Operations Reports

MSMD Operations Reports:

- A. Mr. Fackerell reviewed the water system report.
- B. Mr. McCrory reviewed the sewer & underdrain report.
- C. Mr. Bradley reviewed the grounds & pond inspection report.
- D. Mr. Kozlowski reviewed the recreation report.

Items from the Manager

Manager's Verbal Report: Mr. Pelsler Provided Status Reports on the Following Matters:

- Mrs. Coe gave an update on the accounting transition and introduced the new staff accountant whose name is Stephanie Simer.
- The 3rd quarter report for payroll and benefits was handed out.
- Update on Well 6 construction.
- The 1.6 MG tank painting has been completed.
- An update on plant and tree replacements in Londonderry and Tourmaline common areas was given.
- An update regarding the fencing contractor was given.

Consent Items From Manager:

1. Ratify HireRight Service Agreement
2. Ratify agreement with Aural Deception, band for "Concert in the Park", \$3,000.
3. Ratify purchase of two used shipping containers and metal arch roof,

RECORD OF PROCEEDINGS

\$16,000.

4. Approve and authorize President to Sign Amendment No. 1 to Real Property Inclusion Agreement State Bank Land on Hwy 24 to accomplish a time extension for sewer construction to December 31, 2020

A motion was made to approve consent items 1- 4. A vote was taken and the motion carried unanimously.

Action Items:

1. Approve and authorize the President to sign, subject to attorney approval as to form, the construction agreement with CRJ Contractors in the amount of \$18,375.00 for various concrete repairs.

A motion was made to approve and authorize President Gabrielski to sign the construction agreement. A vote was taken and the motion carried unanimously.

2. Approve and authorize the President to sign, subject to attorney approval as to form, a construction agreement for the installation of a stilling well and channel improvements, using sole source procurement, as required by the DWR Division Engineer.

A motion was made to approve and authorize President Gabrielski to sign, subject to attorney approval as to form, a contract with a contractor to be determined based on sole source procurement. A vote was taken and the motion carried unanimously.

3. Receive the staff report on 2020 draft proposed budgets and confirm dates and times for the Public Budget Workshop (7:00 – 9:00 p.m. Wednesday, November 13th) and the Public Hearing on proposed 2020 budgets and fee increases (10:00 a.m. Wednesday, December 4th).

General Manager Pelsner reviewed this item with the Board.

4. Staff report on planning and design for the Recreation Center expansion and new recreation center. Approve the public survey, authorize staff to begin a qualification-based selection of an architect for the new recreation center.

Mr. Kozlowski presented a synopsis of his recreation center tours in the greater Denver area. A proposed survey was distributed to the Board for review and discussion. A motion was made to authorize the public posting of this survey. A vote was taken and the motion carried unanimously.

Items From The Developer

There were none.

Board Member Items

There were none.

RECORD OF PROCEEDINGS

Legal Items

There were none.

Adjournment

There being no further business to come before the Board, a motion was made to adjourn. A vote was taken and the motion carried unanimously. The meeting was adjourned at 11:53 a.m.

The next regular meeting of the Boards is scheduled for November 6, 2019, at 10:00 a.m. at the Meridian Ranch Recreation Center, 1301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,


Secretary for the Meeting