

# 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, November 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  
Wayne Reorda, Secretary/Treasurer  
Mike Fenton, Asst. Secretary/Treasurer  
Tom Sauer, Asst. Secretary/Treasurer

Also present were:

David Pelsler; 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  
Sue Blair; Community Resource Services  
Ron Fano; Spencer Fane  
Tom Kerby; Tech Builders  
Raul Guzman; Tech Builders  
Nancy Loew; Homeowner  
Dan Barlow; Homeowner  
Terry Curry; Homeowner

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

# RECORD OF PROCEEDINGS

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- 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 presented. A vote was taken and the motion carried unanimously.
- Comments from Visitors** Nancy Loew expressed her concerns about the budget and would like to have additional maintenance to be added in. She reminded the Board about the landscaping and she would like to have the mulch replaced with rocks.
- Dan Barlow spoke about the budget items and his concerns on the raising costs.
- Terry Curry spoke to the Board about the pumps and wells. Mr. Pelsler noted that the wells have been drilled and then the pumps will be equipped.
- Approve Minutes** The Board reviewed the October 2, 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. Blair reviewed the updated claims presented for payment at this meeting represented by check nos. 2135 - 2140 totaling \$4,220.75 for Meridian Ranch, and to approve check nos. 11870 - 11923 totaling \$305,722.41 and ratify the check no. 11924 totaling \$10,988.30 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. Blair reviewed the cash position dated October 31, 2019 and monthly financials dated September 30, 2019 for Meridian Service Metropolitan District and for Meridian Ranch 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.
- Review 2019 Tap Fee Report: Ms. Blair reviewed the 2019 Tap Fee Report with the Board.
- Public Hearing to Certify Delinquent Accounts: Director Reorda moved to open the public hearing. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously. There being no public testimony, a motion was made by Director Reorda to close the Public Hearing. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously. At the conclusion of the discussion, Director Fenton moved that the Board adopt Resolution 19-5 Certifying Delinquent Accounts. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.
- Operations Reports** MSMD Operations Reports:

# RECORD OF PROCEEDINGS

---

- 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. Pelser Provided Status Reports on the Following Matters:

- Mrs. Coe gave an update on the status of the GL Accounting transition project.
- Mr. Pelser gave an update on the Well Site 3 Drilling Construction
- Water storage tank painting project
- Rock ground cover is starting this week
- Fence repair contract, still estimating an December start
- Lift Station Chemical Tank installation is scheduled for 11.3.2019
- Storage Facility at the water storage tank site, the staff is working with the structural engineer on the design of the connection details
- Weir/Stilling Basin/Staff Gauge, Still working on getting a bid summited from a contractor and schedule the proposed work
- Recreation Center Public Survey, Phase 1 of the survey has been complete. The results were sent to the Board via email. Phase 2 will be ready early 2021

### Consent Items From Manager:

1. Approve Service Agreement Morning Star Elevator for MRRC Elevator Maintenance and Repair, \$1,990 Within Budget
2. Ratify Brightview extra work for rock ground cover, pond mowing, and noxious weed spraying, \$38,929 Within Budget
3. Approve Job Description for Staff Accountant Position
4. Ratify Agreement with Kroger Co. for Wellness Services at MRRC
5. Approve and Authorize President to Sign, Subject to Attorney Approval as to Form, Agreement for Professional Accounting Services with Briggs Kofford Certified Public Accountants

A motion was made by Director Gessner to approve consent items 1- 5. Upon a second by Director Fenton, a vote was taken and the motion carried unanimously.

### Action Items:

Consider Bids and Award Contract for 2020 Landscape Maintenance: Director Gessner moved that the Board award the 2020 Landscape Maintenance contract to BrightView, the low bidder. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously.

Receive staff report and Provide Direction to Staff on Proposed 2020 Budgets and Fees: The Board had a discussion on the report they have received. No action was

# RECORD OF PROCEEDINGS

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taken.

Approve and Authorize President to Sign 3rd Construction & Acquisition Agreement w/ GTL for Landscaping and Park Improvements in Winding Walk Filings 1 and 2: Director Gessner moved that the Board approve the Construction & Acquisition Agreement with GTL. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

Report on Proposed Equipment Replacement for 2019 and 2020:

- Approve Purchase of New Utility Trailer for Recreation and Sports Programs to Replace Aging Cargo Van, \$6,000 Within Budget; Approve Sale/Disposition of Surplus Cargo Van
- Approve Purchase of New RTV to Replace 2 Aging Quads for Maintenance of Landscapes/Ponds/Water/Sewer, and Snow Removal, <\$20,000 Within Budget and to be Shared by Parks, Water, Sewer Funds; Approve Sale/Disposition of 2 Quads

Director Fenton moved that the Board approve the equipment replacement presented approve. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously.

**Items From The Developer**

Mr. Guzman reported on development within the community. Winding Walk has 133 lots and is complete. The second phase of Winding Walk will be starting next summer. The landscaping in the park will be starting this next weekend. There will be 209 lots within the Stonebridge development.

**Board Member Items**

There were none.

**Legal Items**

Director Sauer made a motion to Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Consult With and Receive Advice from Legal Counsel Regarding Legal Issues Related to Termination of Tolling Agreement by Cherokee Metropolitan District and MSMD Demand For Arbitration With Regard to IGA and Replacement Plan. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Director Reorda made a motion to come out of Executive Session and reconvene into general session. Upon a second by Director Gessner, a vote was taken and the motion carried unanimously. There is nothing to report at this time.

Director Sauer made a motion to Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(e): Receive Verbal Report and Provide Direction on Contract Negotiations Related to Paint Brush Hills Metro District Offer to Purchase 85 ac-ft of Water Rights from MSMD. Upon a second by Director Reorda, a vote was taken and the motion carried unanimously. Director Reorda made a motion to

# RECORD OF PROCEEDINGS

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come out of Executive Session and reconvene general session. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously. There is nothing to report at this time.

Director Reorda made a motion to Enter into Executive Session pursuant to C.R.S. 24-6-402(4)(b): Consult With and Receive Advice From Legal Counsel Regarding Legal Issues Related to Offer By Sterling Ranch Metro District to Purchase Sewer Main in Meridian Road. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously. Director Fenton made a motion to come out of Executive Session and reconvene general session. Upon a second by Director Sauer, a vote was taken and the motion carried unanimously. Director Fenton moved that the Board direct Mr. Pelsler and Mr. Fano to negotiate a Letter of Interest with Sterling Ranch Metro District concerning the proposed amendment to the IGA for a lease purchase of the Meridian Road Sewer Line. 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, a motion was made to adjourn. A vote was taken and the motion carried unanimously. The meeting was adjourned at 12:33 p.m.

The next regular meeting of the Boards is scheduled for November 13, 2019, at 7:00 p.m. at the Meridian Ranch Recreation Center, 1301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,

  
Secretary for the Meeting