

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE MERIDIAN SERVICE METROPOLITAN DISTRICT (MSMD)

Held: October 2, 2024, 10:00 a.m., at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831

Attendance: The following Directors were in attendance:

Butch Gabrielski, President
Bill Gessner, Vice President (via audio conference)
Mike Fenton, Secretary
Tom Sauer, Treasurer
Wayne Reorda, Asst. Secretary

Also present were:

Jim Nikkel; Meridian Service Metro District
Jennette Coe; Meridian Service Metro District
Beth Aldrich; Meridian Service Metro District
Russel Mills; Meridian Service Metro District
Ryan Kozlowski; Meridian Service Metro District
Aleks Myszkowski; Meridian Service Metro District
Ron Fano; Spencer Fane
Tom Kerby; Tech Builders

Call to Order A quorum of the Board was present, and the Directors confirmed their qualification to serve. The meeting was called to order at 10.:01 a.m.

Disclosure Matter Mr. Fano noted that written disclosures of the interests of all Directors have been filed with the Secretary of State.

Approve Agenda The Board reviewed the Agenda. A motion was made to approve the agenda. The motion was seconded and approved by unanimous vote of Directors present.

Visitor Comments There were none.

Approve Minutes The Board reviewed the September 4, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

The Board reviewed the September 18, 2024, Board Minutes and a motion was made, and seconded to approve the minutes as presented. The motion was approved by unanimous vote of Directors present.

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Financial Items

Cash Position Summary and Financial Statements: Ms. Coe reviewed the cash position summary and monthly financial reports for August 2024. A motion was made and seconded to accept the cash position summary, and financial statements as presented. The motion was approved by unanimous vote of Directors present.

Review 2024 Tap Fee Report: Ms. Coe reviewed the September 2024, Tap Fee Report with the Board for information only.

Receive Finance Committee Report: Ms. Coe noted the Finance Committee met on September 18, 2024, and gave a summary of the Finance Committee Report on page 24 of the packet. The September Interim payments were reviewed and approved by Director Gabrielski and Director Sauer.

Approval of Payment of Claims: Ms. Coe reviewed the updated claims presented for approval at this meeting:

Interim: Payments for ratification totaling \$222,629.63

MSMD: Payments totaling \$1,597,051.06

A motion was made and seconded to ratify and approve the MSMD payment of claims. The motion was approved by unanimous vote of Directors present.

Consider and Approve Payment Request from Meridian Ranch Metropolitan District 2018 Sub-District for \$30,000 of the budgeted \$30,000 for administrative services: A motion was made and seconded to approve the payment request. The motion was approved by unanimous vote of Directors present.

Operations & Engineering Items

Information Items:

MSMD Operations Reports:

- Mr. Kozlowski presented the Recreation Center Report to the Board which included information from pages 27 and 28 of the Board Packet. Mr. Kozlowski also noted:
 - The coating on the steam room floor is peeling. We are working with Miracle Method to fix it.
 - Upcoming events for the Rec Center are Trunk or Treat at the end of the month, Festival of Trees in November and Cookies with Santa in December.
- Mr. Myszkowski presented the parks and grounds report which included information from page 30 of the Board Packet.
 - Parks and Grounds are getting ready for irrigation blow outs and preparing for winter.

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- Mr. Mills presented the water, sewer, and drainage operation reports which included information from page 29 of the Board Packet.

Managers Verbal Report: Mr. Nikkel provided status reports on the following matters:

- Mr. Nikkel went over the draft 2025 budget with the board and asked them to look it over and get back to staff with any input that they might have.
- Art C. Kline has started moving earth at the Fieldhouse construction site.
- Mr. Nikkel mentioned the two action items on the agenda and explained that El Paso County requires an easement for a Stormwater Pond in Rolling Hills Ranch North and an easement for storm water runoff at the Fieldhouse site.

Action Items:

1. Consider and Approve Water Quality Facility Agreement with El Paso County for Rolling Hills Ranch North Filing 1: A motion was made and seconded to approve the Water Quality Facility Agreement with El Paso County. The motion was approved by unanimous vote of Directors present.
2. Consider and Approve Non-Exclusive Easement with El Paso County for Storm Water System at the Fieldhouse: A motion was made and seconded to approve the easement with El Paso County for storm water at the Fieldhouse. The motion was approved by unanimous vote of Directors present.

Developer Items

Verbal report from the Construction Manager: Mr. Guzman was unable to attend the meeting but conveyed to Mr. Nikkel that there had been no significant updates since the last meeting.

Director Items

There were none.

Legal Items

Enter into Executive Session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD: A motion was made, seconded and approved by unanimous vote of Directors present to open an executive session pursuant to C.R.S. 24-6-402-4(b) to receive legal advice regarding letter of termination of IGA received from MRMD. Mr. Reorda recused himself from the executive session due to his position as a member of the Board of Meridian Ranch Metropolitan District. At the conclusion of the discussion in the executive session a motion was made, seconded and approved by unanimous vote

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of Directors present to close the executive session. No action was taken coming out of executive session.

Adjournment

There being no further business to come before the Board, the President adjourned the meeting at 11:30 a.m.

The next regular meeting of the Board is scheduled for November 6, 2024, at 10:00 a.m. at the Meridian Ranch Recreation Center, 10301 Angeles Road, Peyton, Colorado 80831.

Respectfully submitted,



Secretary for the Meeting