

**ROXBOROUGH VILLAGE METROPOLITAN  
DISTRICT**

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: 303-987-0835 • 800-741-3254  
Fax: 303-987-2032

<https://www.roxboroughmetrodistrict.org/>

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Mark Rubic	President	2025/May 2025
Debra Prysby	Vice President	2027/May 2027
Ephram Glass	Treasurer	2027/May 2027
Travis Jensen	Secretary	2025/May 2025
Mat Hart	Assistant Secretary	2025/May 2025

DATE: July 9, 2024  
TIME: 6:00 p.m.  
LOCATION: Roxborough Library Meeting Room  
8357 North Rampart Range Road #200  
Littleton, CO 80125

Google Meet joining info

Video call link: <https://meet.google.com/wxg-widf-tez>

Or dial: (US) +1 929-999-1554 PIN: 311 870 203#

More phone numbers: <https://tel.meet/wxg-widf-tez?pin=2676737404682>

- \* *Agenda is preliminary and subject to change by majority vote of the Board at the meeting.*
- \* *Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager ([pripko@sdmsi.com](mailto:pripko@sdmsi.com) or 303-987-0835) of their specific need(s) before the meeting.*

I. ADMINISTRATIVE MATTERS

A. Disclosure of Potential Conflicts of Interest.

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B. Additions/Deletions/Approval of Agenda.

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II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

A. Members of the public may express their views to the Board on matters that

affect the District. Comments will be limited to three (3) minutes. Please sign in. Questions may be asked of the Board but will not be answered at this time. Please refer to the Meeting Code of Conduct for additional guidelines: <https://www.roxboroughmetrodistrict.org/2022-meetings>

### III. BOARD DISCUSSION MATTERS

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- A. Discuss the Community Park playground placement area and access alternatives, considering ADA requirements, to the area from parking lot(s). (Farnsworth enclosures, if any).

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- B. Discuss and review revised HOA cost allocation for maintenance services letters as Board directed Legal to provide at the June 26, 2024 meeting. (enclosures).

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- C. Discuss and review proposals for the replacement of the soccer field goals. (enclosures).

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- D. Updates and review of any proposals of the pedestrian bridge near Rampart Way. (enclosures, if any).

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- E. Review Chatfield Farms planter project new estimates, if available. (enclosures).

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- F. Discuss and review any updated information or proposal for repairs/maintenance of playground equipment throughout the District. (enclosures, if any).

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- G. Discuss and review any proposed maintenance agreement with Douglas County for medians and roadsides. (enclosures, if any).

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- H. Discuss the use of paid/unpaid volunteers to assist with upkeep of the District (weeding, beauty band mowing, other small projects) and/or hiring an employee, considering the advice from legal.

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- I. Update and Status of various projects: condition/progress of the completed softball field renovation; Airplane Park playground timetable; turf replacement (xeriscape) project; Chatfield Farms Playground Spinner Equipment.

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- J. Update and review, if available, a “brochure” of picnic tables and benches so the board can discuss a design aesthetic for future replacements. (enclosure, if available).

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- K. Review and discuss any correspondence(s) received by the District from the public. (enclosures, if available).

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- L. Updates on the correspondence sent to Sherman-Williams and McDonald’s concerning use of tracts. (enclosures).

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- M. Review request received concerning Tract G, Chatfield Farms Filing No. 1-A (i.e., McDonald’s area) to discuss a landscape/irrigation maintenance agreement for the area. (enclosure).

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- N. Discuss and review any proposals to add or adjust swales near the soccer field. (enclosures, if any).

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- O. Discuss Records Retention Document(s) distributed to the Board and scheduled to be reviewed at the July 17<sup>th</sup> regular board meeting.

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- P. Discuss timeline for repairing the broken electric line under N Rampart Range Rd and impacts to holiday lighting and irrigation.

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- Q. Discuss implementing a survey to gather suggestions from the community on what they’d like to see the District do or improve.

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- R. Discuss newsletter topics to be sent out to the community regarding items that are completed, in progress, or soon to be initiated.

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S. Review and discuss Douglas County eReferral (SB2024-038), approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development. (enclosure).

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T. Signage Committee Update.

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U. Environmental Committee Update.

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V. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.)

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IV. OTHER MATTERS

V. PUBLIC COMMENTS/HOMEOWNER REQUESTS

VI. ADJOURNMENT

**THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 17, 2024.**

## ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150 Lakewood, Colorado 80228-1898

Tel: 303-987-0835 □ 800-741-3254

Fax: 303-987-2032

<https://www.roxboroughmetrodistrict.org>

July [redacted], 2024

Board of Directors

Roxborough Village Filing No. 16-A Homeowners' Association, Inc.

Via E-Mail: [redacted]

Re: Maintenance Services

Dear Board Members,

This letter follows the [redacted] letter the District sent the Association regarding the District's maintenance of the landscape improvements and trails within Tracts A-A, B, B-B-1, B-2, C, C-C, D-1, E-E, F, G, K, K2, U, V, Y and Z within Roxborough Village Filing No. 16-A, which are owned by the Association.

The District's maintenance obligations are set forth in the October 9, 2001 License Agreement, as amended effective September 9, 2008 (collectively, the "*License Agreement*"), between the District and the Association. While not specifically called for in the License Agreement, the District also provides noxious weed treatments in non-irrigated areas, and pays for water for irrigation, routine maintenance of the irrigation system, and non-routine repairs of the irrigation system (collectively, "*Irrigation System Services*"). The License Agreement states the District will maintain the landscape improvements and trails "in perpetuity."

As discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District's boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights ("*TABOR*"). TABOR prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District's voters. The District did not obtain prior voter approval to enter into a contract obligating it to provide maintenance services to the Association in perpetuity without compensation. To avoid violating TABOR, the License Agreement states that if the District Board does not appropriate funds to perform its duties for the next calendar year ("*nonappropriation*"), the License Agreement terminates at the end of the current year.

The Board has not received a response to its first letter on this matter. The Association may have been delaying its response until it had a sense of what it will cost for the District to continue to provide the same services it has historically provided to the Association. The District's landscape maintenance and snow removal contractor has advised the Board that annually it will cost approximately \$XXXX to maintain the landscape improvements and trails, including the noxious weed treatments and the costs associated with the Irrigation System Services, and, approximately \$XXXX to provide snow removal services, all at the level and scope that it has historically provided such services. These estimates are for 2024. The costs for the District's services will likely change over time.

The Board is evaluating whether to conduct an election in May, 2025 to ask its voters if they want the District to continue providing free maintenance services to the Association and to the other homeowner associations for which the District also provides free maintenance services. If a majority of the voters do not want the District to continue providing free maintenance services, the Board will terminate the License Agreement through nonappropriation, effective December 31, 2025. The Board would greatly appreciate the Association advising the Board on whether its members support such an election.

To be clear, the Board has not decided whether to conduct such an election. If the Board decides not to conduct an election, it will exercise its right of nonappropriation for 2025, and the License Agreement will terminate on December 31, 2024.

The Board renews its offer to meet with the Association Board to discuss this matter.

Sincerely,

Mark Rubic, President  
On behalf of the Board of Directors

**ROXBOROUGH VILLAGE METROPOLITAN DISTRICT**

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Fax: 303-987-2032

<https://www.roxboroughmetrodistrict.org>

July [redacted], 2024

Board of Directors  
Roxborough Village Filing No. 14B Homeowners' Association  
Via E-mail: [redacted]

Re: Maintenance Services

Dear Board Members,

This letter follows the [date] letter the Roxborough Village Metropolitan District (“*District*”) sent the Roxborough Village Filing No. 14B Homeowners' Association (“*Association*”) regarding the District’s provision of maintenance and snow removal services to the trails that cross Tracts B and C (“*Trails*”) within Filing No. 14B that are owned by the Association. The District’s maintenance obligations are set forth in a December 30, 1999 License Agreement between the District and the Association.

The Board also is concerned that the License Agreement obligates the District to resurface and/or replace the Trails. These activities are not maintenance but, rather, are significant capital expenditures for property owned by the Association and are not an appropriate use of taxpayer funds. The Association should bear those capital expenses.

As discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District’s boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer’s Bill of Rights (“*TABOR*”). TABOR prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District’s voters. The District did not obtain prior voter approval to enter into a contract obligating it to provide maintenance services to the Association in perpetuity without compensation. To avoid violating TABOR, the License Agreement states that if the District Board does not appropriate funds to perform its duties for the next calendar year (“*nonappropriation*”), the License Agreement terminates at the end of the current year.

The Board has not received a response to its first letter on this matter. The Association may have been delaying its response until it had a sense of what it will cost for the District to continue to provide the same services it has historically provided to the Association. The District’s landscape maintenance and snow removal contractor has advised the Board that annually it will cost approximately \$XXXX to maintain the trails and approximately \$XXXX to provide snow removal services at the level and scope that it has historically provided such services. These estimates are for 2024. The costs for the District’s services will likely change over time.

The Board is evaluating whether to conduct an election in May, 2025 to ask its voters if they want the District to continue providing free maintenance services to the Association and to the other homeowner associations for which the District also provides free maintenance services. If a majority of the voters do not want the District to continue providing free maintenance services, the Board will terminate the License Agreement through nonappropriation, effective December 31, 2025. The Board would greatly appreciate the Association advising the Board on whether its members support such an election.

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Sincerely,

Mark Rubic, President  
On behalf of the Board of Directors of the  
Roxborough Village Metropolitan District



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Fax: 303-987-2032

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July [redacted], 2024

Board of Directors  
Roxborough Village First Homeowners' Association, Inc.  
Via e-mail: [Angela.Christensen@kchoa.com](mailto:Angela.Christensen@kchoa.com)

Re: Maintenance Services

Dear Board Members,

This letter follows the [redacted] letter the District sent the Association regarding the District's maintenance of the landscape improvements and trails within Tract A of Filing No. 12A and Tracts A, B, C, and D in Filing No. 13, which are owned by the Association. The District's maintenance obligations are set forth in a January 13, 2004 License Agreement between the District and the Association. While not specifically called for in the License Agreement, the District also provides and pays for water for irrigation, routine maintenance of the irrigation system, and non-routine repairs of the irrigation system (collectively, "*Irrigation System Services*"). The License Agreement states the District will maintain the landscape improvements and trails "in perpetuity."

As discussed in our prior letter, the District Board is charged with ensuring public funds are used for the benefit of all the taxpayers and property within the District's boundaries. The Board also is charged with ensuring the District does not violate Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights ("*TABOR*"). TABOR prohibits the District from entering into a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever without prior approval of the District's voters. The District did not obtain prior voter approval to enter into a contract obligating it to provide maintenance services to the Association in perpetuity without compensation. To avoid violating TABOR, the License Agreement states that if the District Board does not appropriate funds to perform its duties for the next calendar year ("*nonappropriation*"), the License Agreement terminates at the end of the current year.

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Sincerely,

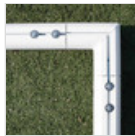
Mark Rubic, President  
On behalf of the Board of Directors



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Alumagoal Round Classic Club Soccer Goals



ATHLETIC CONNECTION

### Alumagoal Round Classic Club Soccer Goals

★★★★★ (No reviews yet)

[Write a Review](#)

SKU: SGA

YOUR PRICE

~~\$2,399.99~~ - ~~\$4,779.99~~

PLEASE CHOOSE SIZE: REQUIRED

Choose Options

QUANTITY:

▼ 1 ▲

ADD TO CART

4.4 ★★★★★  
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## Description

### Alumagoal Round Classic Club Soccer Goals

The Round Classic Club goals are the most popular soccer goals made by Alumagoal. Constructed with 3" round custom aluminum extrusion with a white powder coated finish, these goals are designed for competitive use in all-weather conditions. Great price!

Heavy back stays add safety to this impressive goal, while net clips provide fast and easy net set-up and take-down. Includes commercial-grade 4mm white nets and ground anchors. Meets NFSHSA standards. Sold by the pair. Please choose size. Priced for one pair of soccer goals with nets, net clips and ground anchors. This item qualifies for FREE SHIPPING.

#### Features Include:

- 3" round custom aluminum extrusion construction
- Durable white powder coat finish
- Built-in Net clip track
- 2" round heavy wall aluminum tubing back stays
- Double reinforced Tig welded corners
- Stainless steel hardware
- Includes 4mm white nets, net clips and ground anchors
- Includes back bottom bar (24', 21' and 18.5' models only)
- Meets NFSHSA specs (8 x 24' model only)
- 5 Year Limited Warranty
- Sold in Pairs

Item # SGA300



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## AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals



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[natural-aluminum-3-round-classic-club-soccer-goals.jpeg](#))

**AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals**

**Manufacturer:** BSN ([/store/athletic-connection](#))

### **AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals**

- Front face is 3" round custom aluminum extrusion
- Built in net clip track
- Backstays are 2" round heavy wall aluminum tubing
- Double reinforced Tig welded corners
- Stainless steel hardware
- Includes 4mm White Net, Net Clips and ground anchors
- Includes Back Bottom Bar (24', 21' and 18.5' models only)
- Meets NFSHSA specs (8' x 24' SGA300 model only)

**Sold in pairs**

**SGA320 Specification Drawing**

**([/store/Content/Images/uploaded/Bison/BSN/SGA320 Spec Sheet.pdf](#))**



## AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA320


8'H x 24'W x 3'D x 8.5'B – 330 lbs./pr.

SKU: SGA320

**\$2,887.63**

Quantity:

 **Add to cart**

 **Add to wishlist**

## AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA321


7'H x 21'W x 3'D x 7.5'B – 301 lbs./pr.

SKU: SGA321

**\$2,570.25**

Quantity:

 **Add to cart**

 **Add to wishlist**

## AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA322


6.5'H x 18.5'W x 2'D x 7'B – 260 lbs./pr.

SKU: SGA322

**\$2,399.57**

Quantity:

 Add to cart

 Add to wishlist


### AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA323


6.5'H x 12'W x 2'D x 7'B - 208 lbs./pr.

SKU: SGA323

**\$2,175.87**

Quantity:

 Add to cart

 Add to wishlist

### AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA324

4.5'H x 9'W x 2'D x 4.5'B - 134 lbs./pr.

SKU: SGA324

**\$1,771.23**

Quantity:

 Add to cart

 Add to wishlist

## AlumaGoal Natural Aluminum 3" Round Classic Club Soccer Goals SGA325

4'H x 6'W x 2'D x 4'B - 118 lbs./pr.

SKU: SGA325

**\$1,633.12**

Quantity:

 **Add to cart**

 **Add to wishlist**

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AlumaGoal 3" Powder Coated Round Classic Club Soccer Goal

**From \$1,961.88**

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**Fwd: RVMD Chatfield Farms Soccer**

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**Michelle Gardner** <mgardner@sdmsi.com>

Mon, Jul 1, 2024 at 8:25 AM

To: Ephram Glass &lt;ephramglass@roxboroughmetrodistrict.org&gt;, Mark Rubic &lt;MarkRubic@roxboroughmetrodistrict.org&gt;

Cc: Peggy Ripko &lt;pripko@sdmsi.com&gt;

Good morning,

Here are photos of options 1 and 2. Let me know how to proceed, please.

Thank you,

Michelle Gardner

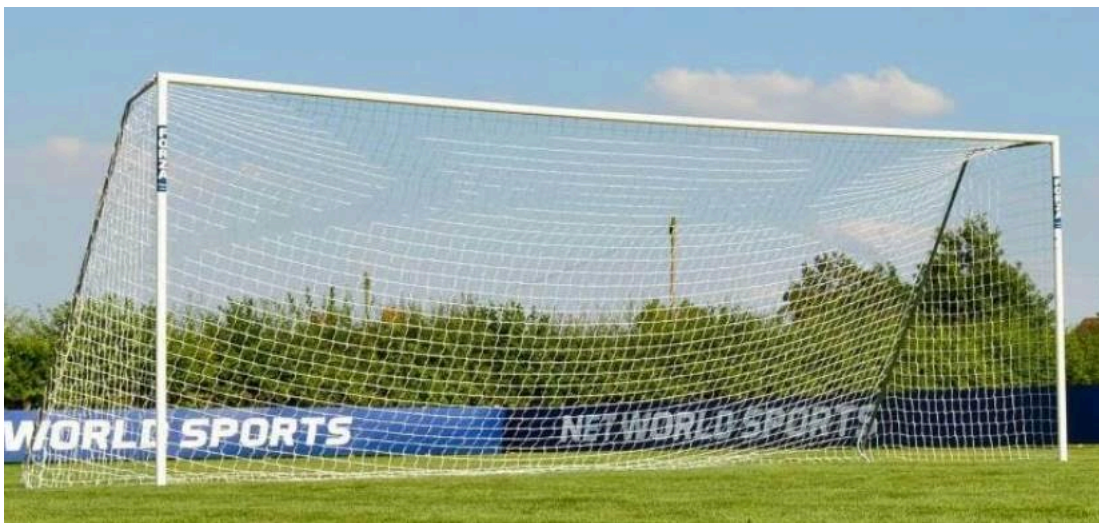
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**From:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>**Sent:** Friday, June 28, 2024 8:20:32 PM**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>**Subject:** Re: RVMD Chatfield Farms Soccer

Michelle,

Attached are pictures for the two options

Option 1:





Option 2 More Expensive







Thanks,

Robert Sedlak

Rocky Mountain Sports Fields LLC

Owner - President

402-310-7565

[rockymountainsportsfields.com](http://rockymountainsportsfields.com)

[RMSF Twitter](#)



---

**From:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Sent:** Friday, June 28, 2024 8:30:36 AM  
**To:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>  
**Subject:** RE: RVMD Chatfield Farms Soccer

Hi Mr. Sedlak,

Would you happen to have a link or photos of each option?

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

---

**From:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>

**Sent:** Thursday, June 27, 2024 7:31 PM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Subject:** RE: RVMD Chatfield Farms Soccer

Michelle,

Attached is the requested quote for new soccer goals.

Thanks,

Robert Sedlak

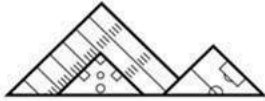
Rocky Mountain Sports Fields LLC

Owner - President

402-310-7565

[rockymountainsportsfields.com](http://rockymountainsportsfields.com)

[RMSF Twitter](#)



*Rocky Mountain Sports Fields*

---

**From:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Sent:** Thursday, June 27, 2024 10:36 AM  
**To:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>  
**Subject:** RE: RVMD Chatfield Farms Soccer

Hello Mr. Sedlak,

The landscaper will take care of the removal. For replacement the board said,

*“We want some estimates on different types and price ranges. I am guessing they should be regulation size. From there, prices based on durability. Also, we need something anchored, but easily moved (something the wind and kids can't easily move but CDI could when needed).”*

Based on the above information, I'd say provide a couple options about mid-range. I look forward to receiving your proposal.

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

---

**From:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>

**Sent:** Wednesday, June 26, 2024 6:56 PM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Subject:** RE: RVMD Chatfield Farms Soccer

Michelle,

Attached is a quote for removal of the existing soccer goals and equipment at Chatfield Farms Soccer Field. I can get that equipment removed this weekend if that works for RVMD.

As far as replacement soccer goals, I will need a little more info to put together a quote. Can a size of goal be provide RVMD is looking for. Second, I need a rough idea of price range for the goals. There are cheap goals that will not last long for a couple hundred dollars up to soccer goals that are \$10,000. This will just narrow down a price range to find a goal set that will work rather than spending time on a quote that is more than RVMD is looking to spend on goals. If you can get answers on those two things I can get a separate quote over for new soccer goals.

Thanks,

Robert Sedlak

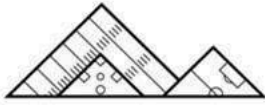
Rocky Mountain Sports Fields LLC

Owner - President

402-310-7565

[rockymountainsportsfields.com](http://rockymountainsportsfields.com)

[RMSF Twitter](#)



*Rocky Mountain Sports Fields*

---

**From:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Sent:** Wednesday, June 26, 2024 10:24 AM  
**To:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>  
**Subject:** FW: RVMD Chatfield Farms Soccer

Hello Mr. Sedlak,

Can you please provide us a proposal to replace the soccer goals, and remove the broken equipment? We would also need a timeframe of when you'd be able to complete this. Please see below email and photos.

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

---

**From:** Ephram Glass <[ephramglass@roxboroughmetrodistrict.org](mailto:ephramglass@roxboroughmetrodistrict.org)>

**Sent:** Tuesday, June 25, 2024 4:23 PM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Cc:** Mark Rubic <[MarkRubic@roxboroughmetrodistrict.org](mailto:MarkRubic@roxboroughmetrodistrict.org)>; Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>

**Subject:** Re: RVMD Chatfield Farms Soccer

One goal has fallen completely apart. Kids were playing with a big metal piece when I got there. The other goal has a support piece that is no longer attached and is quite rusty. There's another thing that I'm not sure what it is (maybe Mark knows) - it's fairly dilapidated. A fourth piece of equipment is completely broken and was thrown into the cattails (I asked for this to be removed years ago and it wasn't removed). I've attached a link to an album with a few photos. I'd recommend we ask Rocky Mountain Sports Fields if they could provide a proposal for replacing the soccer goals and hauling off the broken equipment. We do need to do something quickly because the kids will play with the broken stuff.

<https://photos.app.goo.gl/EQyeajsvw4JXj4Z3A>

On Tue, Jun 25, 2024 at 8:39 AM Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)> wrote:

Good morning,

Okay, thanks Ephram. When will you be down there?

Thanks,

Michelle Gardner

---

**From:** Ephram Glass <[ephramglass@roxboroughmetrodistrict.org](mailto:ephramglass@roxboroughmetrodistrict.org)>

**Sent:** Tuesday, June 25, 2024 12:39:01 AM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Cc:** Mark Rubic <[MarkRubic@roxboroughmetrodistrict.org](mailto:MarkRubic@roxboroughmetrodistrict.org)>; Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>

**Subject:** Re: RVMD Chatfield Farms Soccer

I don't know who originally put it there, but it is now effectively ours either way (they've been there for many years). I will take a look at them when I'm down there.

On Mon, Jun 24, 2024 at 3:51 PM Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)> wrote:

Hello,

I've received a phone call from a homeowner who says that there is a very dangerous soccer goalie with very sharp metal edges at the Chatfield Farms Park. Is that ours to repair/replace/get rid of or is it the responsibility of Rush Soccer team? Please let me know how you'd like to proceed as this is a safety concern.

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204





Mark Rubic <markrubic@roxboroughmetrodistrict.org>

---

## Re: RVMD Chatfield Farms Soccer

1 message

---

**Ephram Glass** <ephramglass@roxboroughmetrodistrict.org>

Mon, Jul 1, 2024 at 4:27 PM

To: Michelle Gardner <mgardner@sdmsi.com>

Cc: Mark Rubic <MarkRubic@roxboroughmetrodistrict.org>, Peggy Ripko <pripko@sdmsi.com>

<https://www.athleticstuff.com/alumagoal-round-classic-club-soccer-goals/>

<https://sportsfacilitiesgroup.com/store/alumagoal-natural-aluminum-3-round-classic-club-goal-athletic-connection-soccer>

Maybe we could order it ourselves and just have someone receive and assemble them? Either way, the extra cost is likely labor.

Don't move forward until the board approves at a meeting. The cost is too high for Mark to approve.

On Mon, Jul 1, 2024 at 1:51 PM Michelle Gardner <mgardner@sdmsi.com> wrote:

Hi Ephram,

Where did you get your pricing from? Robert has Option 1 at \$4k and Option 2 at \$8k.

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

**From:** Ephram Glass <[ephramglass@roxboroughmetrodistrict.org](mailto:ephramglass@roxboroughmetrodistrict.org)>  
**Sent:** Monday, July 1, 2024 1:13 PM  
**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Cc:** Mark Rubic <[MarkRubic@roxboroughmetrodistrict.org](mailto:MarkRubic@roxboroughmetrodistrict.org)>; Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>  
**Subject:** Re: RVMD Chatfield Farms Soccer

It looks like the more expensive one is in the \$3,000 - \$5,000 range. It looks like it has safer construction and has a five year warranty, so I'd go with that. There are several anchor options that come with it. I'd prefer the spiral stakes because they do need to be moved periodically, but we don't want kids to easily move them.

On Mon, Jul 1, 2024 at 8:25 AM Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)> wrote:

Good morning,

Here are photos of options 1 and 2. Let me know how to proceed, please.

Thank you,

Michelle Gardner

---

**From:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>  
**Sent:** Friday, June 28, 2024 8:20:32 PM  
**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Subject:** Re: RVMD Chatfield Farms Soccer

Michelle,

Attached are pictures for the two options

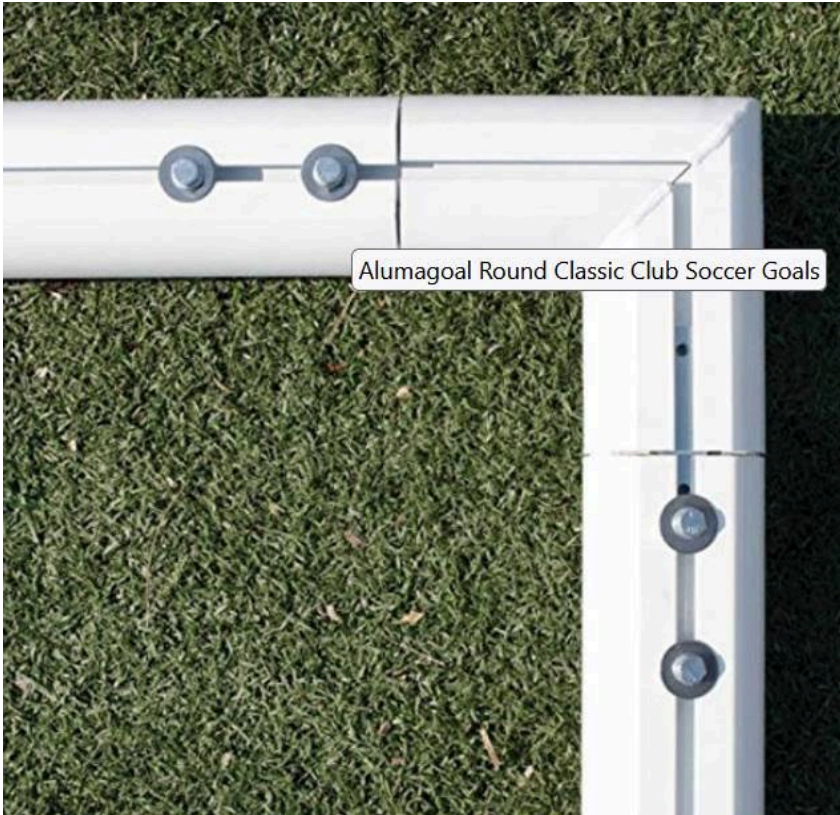
Option 1:





Option 2 More Expensive







Thanks,

Robert Sedlak

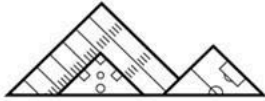
Rocky Mountain Sports Fields LLC

Owner - President

402-310-7565

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[RMSF Twitter](#)



*Rocky Mountain Sports Fields*

---

**From:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Sent:** Friday, June 28, 2024 8:30:36 AM  
**To:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>  
**Subject:** RE: RVMD Chatfield Farms Soccer

Hi Mr. Sedlak,

Would you happen to have a link or photos of each option?

Thank you,

*Michelle Gardner*

*Assistant Community Manager*

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

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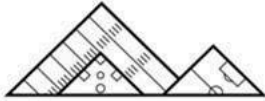
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*Rocky Mountain Sports Fields*

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*“We want some estimates on different types and price ranges. I am guessing they should be regulation size. From there, prices based on durability. Also, we need something anchored, but easily moved (something the wind and kids can't easily move but CDI could when needed).”*

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**Lakewood, CO. 80228-1898**

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

**Phone: 303-987-0835 Ext. 204**

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**From:** Robert Sedlak <[robert@rockymountainsportsfields.com](mailto:robert@rockymountainsportsfields.com)>

**Sent:** Wednesday, June 26, 2024 6:56 PM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Subject:** RE: RVMD Chatfield Farms Soccer

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[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

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**From:** Ephram Glass <[ephramglass@roxboroughmetrodistrict.org](mailto:ephramglass@roxboroughmetrodistrict.org)>

**Sent:** Tuesday, June 25, 2024 4:23 PM

**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>

**Cc:** Mark Rubic <[MarkRubic@roxboroughmetrodistrict.org](mailto:MarkRubic@roxboroughmetrodistrict.org)>; Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>

**Subject:** Re: RVMD Chatfield Farms Soccer

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<https://photos.app.goo.gl/EQyeajsvw4JXj4Z3A>

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Good morning,

Okay, thanks Ephram. When will you be down there?

Thanks,

Michelle Gardner

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**From:** Ephram Glass <[ephramglass@roxboroughmetrodistrict.org](mailto:ephramglass@roxboroughmetrodistrict.org)>  
**Sent:** Tuesday, June 25, 2024 12:39:01 AM  
**To:** Michelle Gardner <[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)>  
**Cc:** Mark Rubic <[MarkRubic@roxboroughmetrodistrict.org](mailto:MarkRubic@roxboroughmetrodistrict.org)>; Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>  
**Subject:** Re: RVMD Chatfield Farms Soccer

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Thank you,

*Michelle Gardner*

*Assistant Community Manager*

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141 Union Boulevard, Suite 150

Lakewood, CO. 80228-1898

[mgardner@sdmsi.com](mailto:mgardner@sdmsi.com)

Phone: 303-987-0835 Ext. 204

---

**FW: Unauthorized Mowing of Property**

1 message

**Kelley B. Duke** <KDuke@irelandstapleton.com>

Wed, Jul 3, 2024 at 6:23 AM

To: Ephram Glass &lt;ephramglass@roxboroughmetrodistrict.org&gt;, "Mark Rubic (MarkRubic@roxboroughmetrodistrict.org)" &lt;MarkRubic@roxboroughmetrodistrict.org&gt;

Cc: "Dino A. Ross" &lt;DRoss@irelandstapleton.com&gt;

All –

See below. We can discuss when we talk next week.

Kelley

---

Kelley B. Duke  
Attorney at Law



Ireland Stapleton Pryor &amp; Pascoe, PC

1660 Lincoln Street, Suite 3000

Denver, CO 80264

Direct: (303) 628-3663 | Mobile: (303) 710-5073 | Fax: (303) 623-2062

[www.irelandstapleton.com](http://www.irelandstapleton.com)

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---

**From:** Mike Wall <MWall@walldevgroup.com>**Sent:** Tuesday, July 2, 2024 1:31 PM**To:** Halana Hiatt <HHiatt@irelandstapleton.com>; Alicia Khine <akhine@walldevgroup.com>**Cc:** Kelley B. Duke <KDuke@irelandstapleton.com>; Dino A. Ross <DRoss@irelandstapleton.com>; Jason James <JJames@walldevgroup.com>; Tiffany Leon <TLeon@walldevgroup.com>**Subject:** RE: Unauthorized Mowing of Property**[EXTERNAL EMAIL]**

Halana and Kelley,

Thanks for sharing this with us. I spoke with Jason and Tiffany in our office and confirmed that WDG did not hire them. Jason also mentioned that the store manager for Sherwin-Williams called and said that someone Nicholas Linden came in and told them that they had been hired to mow the property, didn't say by who, and then they only went and mowed the HOA strip. So we're honestly not sure who hired these folks but we don't think it was Sherwin-Williams either. I left Nicholas a voicemail and will let you guys know if he calls back.

Thank you,

-

**Mike Wall**

**O** 720.255.2493 | **M** 636.236.6937

---

**From:** Halana Hiatt <[HHiatt@irelandstapleton.com](mailto:HHiatt@irelandstapleton.com)>  
**Sent:** Monday, July 1, 2024 2:46 PM  
**To:** Alicia Khine <[akhine@walldevgroup.com](mailto:akhine@walldevgroup.com)>; Mike Wall <[MWall@walldevgroup.com](mailto:MWall@walldevgroup.com)>  
**Cc:** Kelley B. Duke <[KDuke@irelandstapleton.com](mailto:KDuke@irelandstapleton.com)>; Dino A. Ross <[DRoss@irelandstapleton.com](mailto:DRoss@irelandstapleton.com)>  
**Subject:** Unauthorized Mowing of Property

You don't often get email from [hhiatt@irelandstapleton.com](mailto:hhiatt@irelandstapleton.com). [Learn why this is important](#)

Good Afternoon:

Attached please find a courtesy copy of correspondence from Kelley Duke that was mailed to Andrew M. Dossey this afternoon. Thank you.

---

Halana Hiatt  
Legal Assistant

Ireland Stapleton Pryor & Pascoe, PC  
1660 Lincoln Street, Suite 3000  
Denver, CO 80264  
Direct: (303) 628-3672 | Fax: (303) 623-2062  
[www.irelandstapleton.com](http://www.irelandstapleton.com)



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692K



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**FW: 51011 Littleton, CO - Tract G, Chatfield Farms Filing No. 1-A (Public Property)**

1 message

**Kelley B. Duke** <KDuke@irelandstapleton.com>

Wed, Jul 3, 2024 at 5:57 AM

To: Ephram Glass &lt;ephramglass@roxboroughmetrodistrict.org&gt;, "Mark Rubic (MarkRubic@roxboroughmetrodistrict.org)" &lt;MarkRubic@roxboroughmetrodistrict.org&gt;

Cc: "Dino A. Ross" &lt;DRoss@irelandstapleton.com&gt;

Ephram:

Please see below. Let's discuss next week after the holiday.

Kelley

---

Kelley B. Duke  
Attorney at Law



Ireland Stapleton Pryor & Pascoe, PC  
1660 Lincoln Street, Suite 3000  
Denver, CO 80264  
Direct: (303) 628-3663 | Mobile: (303) 710-5073 | Fax: (303) 623-2062  
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---

**From:** Sisson Matthew <matthew.sisson@us.mcd.com>**Sent:** Tuesday, July 2, 2024 6:35 PM**To:** Kelley B. Duke <KDuke@irelandstapleton.com>**Cc:** Prophet Trevor <Trevor.Prophet@us.mcd.com>; Miles Jennifer <jennifer.miles@us.mcd.com>; McCallum, Jessica <Jessica.McCallum@kimley-horn.com>; Pedigo Kortney <kortney.pedigo@us.mcd.com>; mbritten@brightworkre.com; Cohn Jennifer <Jennifer.Cohn@us.mcd.com>; Wisbrock Kellie <kellie.wisbrock@us.mcd.com>**Subject:** 51011 Littleton, CO - Tract G, Chatfield Farms Filing No. 1-A (Public Property)**[EXTERNAL EMAIL]**

Hi Kelley,

I wanted to reach out and see if we can work on a landscape/irrigation maintenance agreement for Tract G. McDonald's could install/maintain irrigation and mowing of the tract. We think everyone would prefer the area to look manicured.

However, is there any code/or city requirement that imposes Tract G to be maintain by the city since it is public property? How is the tract currently maintain now? If there is already a plan to maintain the area then it may be better to just ask if we can place native seed there to match our surrounding lot area. With this route there would be no plans for irrigation or McDonald's maintenance of the tract.

Thank you!





IMG\_2685.jpg  
478K



Mark Rubic <markrubic@roxboroughmetrodistrict.org>

---

## FW: Douglas County eReferral (SB2024-038) Is Ready For Review

1 message

---

**Peggy Ripko** <pripko@sdmsi.com>

Wed, Jun 26, 2024 at 12:02 PM

To: Debra Prysby <debbieprysby@gmail.com>, "Ephram Glass (ephramglass@roxboroughmetrodistrict.org)" <ephramglass@roxboroughmetrodistrict.org>, "Mark Rubic (MarkRubic@roxboroughmetrodistrict.org)" <MarkRubic@roxboroughmetrodistrict.org>, "Mat Hart (mathewhart@roxboroughmetrodistrict.org)" <mathewhart@roxboroughmetrodistrict.org>, "Travis Jensen (travisjensen@roxboroughmetrodistrict.org)" <travisjensen@roxboroughmetrodistrict.org>

FYI

Peggy Ripko  
District Manager & Community Management Division Manager  
Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228-1898  
[pripko@sdmsi.com](mailto:pripko@sdmsi.com)  
Phone: 303-987-0835

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-----Original Message-----

From: [epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us) <[epavlinek@douglas.co.us](mailto:epavlinek@douglas.co.us)>  
Sent: Wednesday, June 26, 2024 8:49 AM  
To: Peggy Ripko <[pripko@sdmsi.com](mailto:pripko@sdmsi.com)>  
Subject: Douglas County eReferral (SB2024-038) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

Project number: SB2024-038

Project title: Canyons South Filing 5

Project Summary: The request is for approval of a final plat application for 182 single-family detached residential lots, 6 tracts, and associated public roads on approximately 306 acres within the Canyons South Planned Development.

This referral will close on Wednesday, July 24, 2024.

If you have any questions, please contact me.

Sincerely,

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