

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

HELD

Tuesday, April 6, 2021

A special meeting of the Board of Directors of the Roxborough Village Metropolitan District (referred to hereafter as the “Board”) was convened on Tuesday, April 6, 2021 at 6:00 p.m. via ZOOM. The meeting was open to the public.

ATTENDANCE

In Attendance were Directors:

Calvin Brown
Debra Prysby
Ed Wagner
Ephram Glass
Garry Cook

Also in Attendance were:

Anna Jones & Joyce Stiles; CliftonLarsonAllen LLP (“CLA”)
Katie James, Esq.; Folkestad Fazekas Barrick & Patoile, P.C.
Ben Kelly; Strategic Communications Consultant
Kimberly Armitage; Evolution Builders
Don Dethlefs; Perkins and Will
Cassie and Sawyer Roberts; Residents at 7637 Verandah Court
Katie Graham; Resident
Mark and Marcy Rubic; Residents at 7735 Verandah Court
Aaron and Carrie Gerdes; Residents at 7695 Verandah Court
Gale Cramer; Resident at 7733 Rampart Way
Monica Stevens; Resident at Elk Mountain Circle
Dayna Marcilliott; Resident at Lark Court
Megan and Jeff Sims; Residents at 7556 Dawn Court
Kat Coderre; Resident at 7783 Verandah Court
Dennis and Amy Corneillie; Residents at 7647 Verandah Court
Daniel Simpson; Resident at Mule Deer Place
Travis Dodd; Resident at 7657 Verandah Court
Kristen and Ken Marshall; Residents at 7611 Halleys Drive
Mark Taylor; Resident at 5738 Indian Paint Run
Josh Dalbey; Resident at 10088 Silvercliff Lane
Holly Delants; Resident at 7574 Halleys Drive
Tsvety Bachiyska; Resident at Fairwood Street

CALL TO ORDER

Director Brown called the meeting to order at 6:04 p.m.

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DECLARATION OF
QUORUM/DIRECTOR
QUALIFICATIONS/
DISCLOSURE MATTERS

A quorum was declared present. No new conflicts were disclosed.

APPROVE AGENDA

Upon a motion duly made, seconded and, upon vote, unanimously carried, the Board approved the Agenda as presented.

PUBLIC COMMENT and/or
GUESTS

Residents Cassie Roberts, Katie Graham, Mark Rubic, Aaron Gerdes, and Gale Cramer provided their comments on the proposed recreation center design, location and programming.

- Cassie Roberts: Cassie Roberts commented that Marcy Rubic is her neighbor and is on the task force and is keeping the other neighbors informed on Verandah Court. Her concerns include decreased area of the kids' sledding hill, traffic, noise and size. She also had concerns about the proposed facility potentially being located right next door to a park and open space.
- Katie Graham: Katie Graham commented about her concerns that the proposed facility should be closed off to non-residents, she would prefer to keep it closed and not open to the public and keep use to District residents only.
- Mark Rubic: Mark Rubic commented on his concerns about the proposed facility size, location, and costs. He expressed concerns about the location and decreased area of the sledding hill, safety concerns with Rampart Range Road and traffic, the proximity to the neighborhood in terms of parking and noise. Mr. Rubic questioned other sites that were part of the feasibility study and whether any other site might be further from neighborhoods, or whether with this location whether the proposed facility could be further up the slope or with a 100 foot buffer from the neighborhood. He expressed a desire that if the proposed facility was on the community park site that the location of the facility itself be changed within the park area.
- Aaron Gerdes: Aaron Gerdes commented that he reiterated Mark Rubic's comments, his other concerns were the proposed facility potentially being an eyesore in an open space area. He asked the Board to consider commercial space rather than park space for a proposed location. He also noted he did not believe anyone would drive from other neighborhoods or surrounding areas like Littleton or Sedalia in order to use the facility and

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did not feel non-resident use was a viable projection. Mr. Gerdes also suggested a bridge or under the road walkway to cross Rampart Range Road and noted safety concerns at that crossing and some specific incidents that have occurred there.

- Gale Cramer: Gale Cramer expressed concern that there was not a specific representative from her HOA, which is Rampart Way, on the task force. Ms. Cramer requested a future meeting with the Rampart Way HOA to ask more specific questions. She expressed concerns with the location of the proposed facility in regard to homes that expected the park to remain open space when they moved next to it. She had concerns about increasing taxes after the debt service mill levy drops off at the end of 2021. Her other concerns related to non-resident use, assistance with payment of the facility, and the possibility that Sterling Ranch would be allowed to join when she felt that they were not appropriate users.

FINANCIAL ITEMS

Financial Advisor Interviews: Representatives from Hilltop Financial Advisors, North Slope Capital Advisors, and Piper Sandler made presentations to the Board. The Board engaged in discussion and asked questions. No action was taken.

Other: None.

REC CENTER DESIGN

Mr. Dethlefs from Perkins and Will presented recreation center design options to the Board. The Board engaged in discussion and asked questions. No action was taken.

OTHER BUSINESS

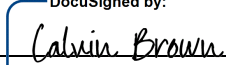
Quorum for April 19, 2021 Special Meeting via ZOOM: A quorum was confirmed.

ADJOURNMENT

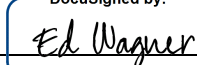
Upon a motion duly made by Director Wagner, seconded by Director Prysby and, upon vote, unanimously carried, the Board adjourned the meeting at 8:32 p.m.

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Respectfully submitted,

By:  _____
Calvin Brown, President

Attest:

By:  _____
Ed Wagner, Secretary

Certificate Of Completion

Envelope Id: 584363A53CAA4E55AB70502FE155B299	Status: Completed
Subject: Please DocuSign: RVMD - Minutes 04-06-2021.pdf	
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Client Number: 0011-070155	
Source Envelope:	
Document Pages: 4	Signatures: 2
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Calvin Brown
 cbrown8556@hotmail.com
 Board President
 Security Level: Email, Account Authentication (None)

Signature

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 Signature Adoption: Pre-selected Style
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Timestamp

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 Signed: 4/23/2021 4:39:18 PM

Electronic Record and Signature Disclosure:
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Ed Wagner
 edward.wagner99@gmail.com
 Security Level: Email, Account Authentication (None)

DocuSigned by:

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 Using IP Address: 73.153.231.234

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	4/24/2021 3:52:23 PM
Signing Complete	Security Checked	4/24/2021 3:52:28 PM
Completed	Security Checked	4/24/2021 3:52:28 PM

Payment Events	Status	Timestamps
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