

RECORD OF PROCEEDINGS

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

HELD

Monday, May 24, 2021

A special meeting of the Board of Directors of the Roxborough Village Metropolitan District (referred to hereafter as the “Board”) was convened on Monday, May 24, 2021 at 6:00 p.m. via ZOOM. The meeting was open to the public.

ATTENDANCE

**In Attendance were Directors:**

Calvin Brown  
Ephram Glass  
Edward Wagner  
Garry Cook

**Also in Attendance were:**

Anna Jones, Nic Carlson & Rebecca Gianarkis;  
CliftonLarsonAllen LLP (“CLA”)  
Katie James, Esq.; Folkestad Fazekas Barrick & Patoile, P.C.  
Scott Barnett; Mulherne MRE, Inc.  
Rick Stanzyk & Kimberly Armitage; Evolution Builders  
Ben Kelly; Strategic Communications Consultant  
Jason Simmons & Mattie Prodanovic; Hilltop Financial Advisors  
Don Dethlefs & Steve King; Perkins & Will  
Robert Stransky; Resident at 7710 Rampart Way  
Gale & Susan Cramer; Resident at 7733 Rampart Way  
Kathleen Coderre; Resident at 7783 Verandah Court  
Tony Delphia; Resident at 7760 Verandah Court  
Travis Jensen; Resident at 7434 Eagle Rock Drive  
Sidne Allen; Resident at 7805 Verandah Court  
Dennis & Amy Corneillie; Residents at 7647 Verandah Court  
Marshall Shelley; Resident at 7721 Rampart Way  
Aaron & Carrie Gerdes; Residents at 7695 Verandah Court  
Rob O’Haire; Resident at 7815 Rampart Way  
David Carpine; Resident at 7695 Rampart Way  
Lois & Jim Bill; Residents at 7633 Rampart Way

CALL TO ORDER

Director Brown called the meeting to order at 6:00 p.m.

DECLARATION OF  
QUORUM/DIRECTOR  
QUALIFICATIONS/  
DISCLOSURE MATTERS

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

## RECORD OF PROCEEDINGS

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### APPROVAL OF AGENDA

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

### GENERAL UPDATE AND PROCESS STATUS REPORT

Director Wagner presented the background and rationale for the recreation center study and proposal.

### RESPONSES TO Q & A

The Board and consultants presented submitted questions and answers.

Director Wagner discussed why Community Park was selected over other proposed sites, noting it was the best overall and proximal to the schools.

Mr. Barnett discussed the financial and time ramifications to try and move or bury the power transmission line nearby. Mr. Barnett reported the facility cannot be located at the south end of Community Park because it would be in the flood plain and parking would be challenging.

Mr. Kelly noted no changes will be made to the softball field.

Ms. Armitage addressed the design being a multi-purpose facility rather than a small clubhouse and pool, noting that community feedback suggested the desire for the ability to swim year-round.

Mr. Dethlefs reported the design moved the facility to preserve some of the sledding hill. He also noted there would be 225 parking spots available and two access points.

Mr. Barnett indicated construction impacts will be handled per Douglas County standards.

Mr. Dethlefs discussed mitigating lighting impacts, noting that options include lighting design on the exterior and parking lot, energy efficient light fixtures and light placement.

Ms. Armitage noted the hours of operation are not known yet, but would be similar to other recreation centers. It would not be a 24-hour facility.

Mr. Kelly reported the recommendations from the Task Force were that areas for swimming and fitness and a gym were the most desired.

Mr. Kelly reported the financial information is still being prepared and will be discussed at the June 9<sup>th</sup> Board meeting.

## RECORD OF PROCEEDINGS

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### PUBLIC COMMENT AND/OR GUESTS

Tony Delphia, the Verandah Court HOA president, stated that based on the original design, he was opposed to the recreation center and he is still not yet in favor, but the communication and answers to questions are very important to this process. Mr. Delphia noted that more answers are required before this is put forward.

Mark Rubic, resident at Veranda Court stated he is unsure why it has taken so long to hear from north boundary area. Mr. Rubic commented that this is the first time the homeowners in the northern boundary have been directly engaged. Mr. Rubic would like to know more in advance of the June 9<sup>th</sup> meeting.

Kathleen Coderre, resident, stated she would have appreciated this meeting earlier. Ms. Coderre noted the smaller footprint is a step in the right direction, but the facility is far too large for the community. Ms. Coderre doesn't think this is the right size or spot. Ms. Coderre does not want to ruin a beautiful park and looks forward to seeing the financials.

Mathew Hart, resident, noted that he is still interested in the minutes from the June 16, 2020 meeting.

The Board and consultant team addressed questions received in the meeting chat.

Ms. James stated this must go to the ballot if the Board determines there is enough interest, but the feasibility study was a precursor. Ms. James stated the zoning for the park area always included the possibility of building a recreation center.

Regarding the Foothills Parks and Recreation Facilities, the Board may or may not continue that partnership. Ms. Armitage noted the Roxborough recreation center would not have ice hockey, figure skating or horseback riding.

Mr. Stanzyk addressed the qualitative research events performed noting that the Task Force did not perform research, but rather a demographic consultant analyzed and surveyed residents.

It was noted that additional cost information and tax impacts will be provided at the June 9<sup>th</sup> Board meeting.

Mr. Kelly reviewed the next meetings planned and ways for residents to submit additional questions.

RECORD OF PROCEEDINGS

OTHER BUSINESS

**Quorum for June 9, 2021 Special Meeting via ZOOM:** A quorum was confirmed.

ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Brown, seconded by Director Cook and, upon vote, unanimously carried, the Board adjourned the meeting at 7:08 p.m.

Respectfully submitted,

DocuSigned by:  
By: Calvin Brown  
584B98472FCC405...  
Calvin Brown, President

Attest:

DocuSigned by:  
By: Ed Wagner  
7D9BACB4D52C4E3...  
Ed Wagner, Secretary

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Calvin Brown

cbrown8556@hotmail.com

Board President

Security Level: Email, Account Authentication (None)

**Signature**

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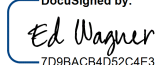
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ID: 976d947b-6584-4137-9fb3-b3fc99d7a5da

Ed Wagner

edward.wagner99@gmail.com

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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

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Signing Complete	Security Checked	6/17/2021 8:38:40 PM
Completed	Security Checked	6/17/2021 8:38:40 PM

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