

**MINUTES OF SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
HELD
APRIL 7, 2025**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Roxborough Village Metropolitan District (the “District”) was convened on Wednesday, the 7th day of April, 2025 at 6:00 p.m. at the Roxborough Library, 8357 N Rampart Range Rd # 200, Littleton, CO 80125 and via Zoom. The meeting was open to the public.

CALL TO ORDER

District Manager Ripko called the meeting to order at 6:00 p.m.

ATTENDANCE

Directors In Attendance Were:

Ephram Glass, President
Debra Prysby, Vice President
Mark Rubic, Treasurer
Travis Jensen, Secretary
Brendan Coupe, Assistant Secretary

Also In Attendance Were:

Peggy Ripko; Special District Management Services, Inc. (“SDMS”)

Dino Ross, Esq.; Ireland Stapleton Pryor & Pascoe, P.C. (for a portion of the meeting)

Caitlyn;
Craig;
Shelley;
Michael
Bryan
Christine & Scott Venn
Debbie McInnis
Fran Santagata
Kim
Kim
Myles Prysby
Nicole Linhardt

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. District Manager Ripko noted that a quorum was present and requested that members of the Board disclose any

potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that all Board members with potential conflicts had filed the Disclosure statements.

ADMINISTRATIVE MATTERS

Agenda: District Manager Ripko reviewed with the Board the proposed Agenda.

Amendment to the agenda: The Board discussed moving legal matters before public comment and authorizing decisions to be made during the special meeting.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board approved discussing legal matters before public comment and authorized decisions to be made. Director Rubic was not present for the vote.

LEGAL MATTERS **May 6, 2025 Election Ballot Issue:** Attorney Ross discussed with the Board the May 6, 2025 Ballot Issue and discussed implementing methods of informing the public that the Board did not provide the ‘against’ statement.

Resolution of Advocacy in Favor of the Ballot Issue and Factual Summary of Ballot Issue: The Board reviewed the Resolution of Advocacy in Favor of the Ballot Issue and Factual Summary of Ballot Issue.

Following discussion and roll call, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon roll call vote, carried with Directors Prysby, Coupe and Glass, voting yes and Director Rubic voting no, the Board adopted the Resolution of Advocacy in Favor of the Ballot Issue and Factual Summary of Ballot Issue.

Factual Summary Regarding Ballot Issue: The Board reviewed the Factual Summary Regarding Ballot Issue.

Following discussion and roll call, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon roll call vote, carried with Directors Prysby, Coupe and Glass, voting yes and Director Rubic abstaining from voting, the Board approved the Factual Summary Regarding Ballot Issue.

Mailing Factual Summary: The Board discussed mailing the Factual Summary to Residents of the District.

Following discussion, upon motion, duly made by Director Coupe, seconded by Director Prysby, and, upon vote, unanimously carried, the Board approved mailing the Factual Summary to Residents of the District.

Board Members District Email Accounts to Post on Social Media as a Board Member: The Board discussed the Board members using their district email accounts to post on social media as a Board member.

Dirt Path on the Hill Southwest of Safeway: Attorney Ross discussed with the Board the dirt path on the hill southwest of Safeway. It was noted that the residents are using unofficial paths and moving logs intended to block those paths.

Signage and Other Actions to Remediate the Erosion: The Board discussed signage and other actions to remediate the erosion.

**PUBLIC
COMMENTS**

The Board answered questions as needed.

**BOARD DISCUSSION
MATTERS**

Updated Proposal from CDI: The Board reviewed the updated Proposal from CDI for landscape services.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, carried with Directors Prysby, Coupe and Glass, voting yes and Director Rubic voting no, the Board approved the updated Proposal from CDI.

Proposal for Bathroom Cleaning: The Board reviewed the Proposal for bathroom cleaning.

Following discussion, upon motion, duly made by Director Prysby, seconded by Director Glass, and, upon vote, unanimously carried, the Board approved the Proposal for bathroom cleaning on Monday's, Thursday's and Friday's.

CDI's Comments Regarding change in Cost to Proposals: No action taken

Human Bear Conflict Reduction Grant: The Board discussed applying for a Human Bear Conflict Reduction Grant.

Game-Set-Match for Tennis Court Maintenance in 2025: The Board discussed contracting with Game-Set-Match for tennis court maintenance in 2025.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Prysby, and, upon vote, unanimously carried, the Board approved a one-time cleaning in the spring.

JPL's Proposal to Clean Out the Trickle Channel on the West Side of Rampart Range Road: The Board reviewed JPL's proposal to clean out the trickle channel on the west side of Rampart Range Road.

Following discussion, upon motion, duly made by Director Prysby, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved JPL's

proposal to clean out the trickle channel on the west side of Rampart Range Road in the amount of \$1,887.00.

JPL's Proposal to Relocate River Rock from Xeriscape Area to Areas Missing Rock: The Board reviewed JPL's proposal to relocate river rock from the xeriscape area to areas with missing rock.

JPL's Proposal to Install Four Additional Boulders for the Xeriscape Area to Match the Xeriscape Design: The Board reviewed JPL's proposal to install four additional boulders for the xeriscape area to match the xeriscape design.

Following discussion, upon motion, duly made by Director Coupe, seconded by Director Glass, and, upon vote, carried with Directors Prysby, Coupe and Glass, voting yes and Director Rubic voting no, the Board approved JPL's proposal to install four additional boulders for the xeriscape area to match the xeriscape design in the amount of \$2,425.00.

Lost Pet Signs or Other Signs Residents Request to be Placed on Land Owned and/or Maintained by the District: The Board discussed lost pet signs or other signs residents request to be placed on land owned and/or maintained by the District.

Owl Camera and/or Additional Microphones for Meetings: The Board discussed purchasing an 'owl' camera and/or additional microphones for meetings.

Following discussion, upon motion, duly made by Director Coupe, seconded by Director Glass, and, upon vote, carried with Directors Prysby, Coupe and Glass, voting yes and Director Rubic abstaining from voting, the Board approved purchasing an 'owl' camera and/or additional microphones for meetings.

Update from Roxborough Park Foundation: The Board discussed the update from Roxborough Park Foundation regarding a potential reciprocal Agreement or other cost saving Agreement.

May 6, 2025 Election: The Board discussed the updates on the May 6, 2025 Election.

List of Current Approved and Requested Community Permits: The Board reviewed the list of current approved and requested community permits.

Following discussion, upon motion, duly made by Director Glass, seconded by Director Coupe, and, upon vote, unanimously carried, the Board approved the requested community permit for Little League and the Dumpster Event.

Environmental Committee Update: The Board discussed the environmental committee update.

Other: None.

OTHER MATTERS

Trail: The HOA is willing to put in a fence if reimbursed by the District; asked to send in a letter, Approve pending letter:

**PUBLIC
COMMENTS/HOME
OWNER REQUESTS**

None.

ADJOURNMENT

There being no further business to come before the Board, upon motion, duly made by Director Prysby, seconded by Director Coupe, and, upon vote, unanimously carried, the meeting was adjourned.

APPROVAL:

The foregoing minutes, which have been approved by the affirmative majority vote of the Board of Directors of the Roxborough Village Metropolitan District, are a true and accurate record of the meeting held on the date stated above.



Ron Bendall, Secretary