RECORD OF PROCEEDINGS

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
HELD
AUGUST 24, 2025**

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of Roxborough Village Metropolitan District (the "District") was convened on Monday, the 24th day of August, 2025 at 12:00 p.m. at the Community Park Parking Lot, 7671 N Rampart Range Rd # 200, Littleton, CO 80125. The meeting was open to the public.

ATTENDANCE **Directors In Attendance Were:**
Ephram Glass
Debra Prysby
Clifford Linhardt
Stephen Throneberry

Also In Attendance Were:
Ermilo Chavez; Chavez Services (for a portion of the meeting)

CALL TO ORDER At 12:02 p.m. the meeting was called to order.

I. ADMINISTRATIVE MATTERS

A. 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. Director Glass 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 there are no Directors' Disclosure Statements to be filed.

B. Additions/Deletions/Approval of Agenda

Following discussion, upon motion duly made by Director Glass, seconded by Director Throneberry, and, upon vote, unanimously carried, the Board approved the agenda.

II. PUBLIC COMMENTS/HOMEOWNER REQUESTS

There were no public comments.

III. BOARD DISCUSSION MATTERS

A. Review and consider approval of bridge repair proposals.

Director Glass reviewed the proposals from CDI and Chavez Services to make temporary repairs to the bridge near Rampart Way. He noted both proposals were within $25 of each other. Following discussion, upon motion duly made by Director Glass, seconded by Director Throneberry, and, upon vote, unanimously carried, the Board approved spending $4,100 to make temporary repairs and to use the contractor that could begin work soonest with a preference for Chavez Services. Ermilo Chavez noted he could get started within the week. With that information, the consensus of the Board was to move forward with Chavez Services for the temporary repairs. Director Glass relayed to the Board that without as-builts it was likely going to cost $200,000 to $300,000 to replace the bridge by Rampart Way because the abutments would need to be replaced. Director Prysby acknowledged that there were likely no as-builts in the district's files. Chavez Services had supplied a proposal to redo the top section of the bridge and repaint it and adjust the concrete path on the east side to eliminate the sharp dip toward the bridge. Following discussion, upon motion duly made by Director Glass, seconded by Director Throneberry, and, upon vote, unanimously carried, the Board approved the $56,901 bridge repair and $12,189 concrete proposals and rescind the approval of the TrueNorth Steel bridge replacement.

B. Review proposed park improvements and discuss possible changes.

The Board toured the playground construction. The consensus of the Board was to install a railroad tie stairway on the southwest corner of the parking lot where pedestrians have made a trail down the hill. The Board discussed landscaping options for the playground. The consensus of the Board was to install native, xeric landscaping on the north and west sides of the playground with two benches between the trees on the west side. The consensus included obtaining proposals from landscapers and adjusting the ramp railings to have gaps at the landing to allow entry to the bench area and entry on the west side to a future overlook. The trashcan that had been removed during construction would be relocated by the two benches east of the ramp.

C. Other

Director Glass noted two trees recently died in front of Chatfield Farms Estates and suggested adding those to N&D Tree's scope of work. Following discussion, upon motion duly made by Director Glass, seconded by Director Linhardt, and, upon vote, unanimously carried, the Board approved adding those two trees to N&D Tree's scope of work.

Director Glass noted he had met with EcoResources to identify where to locate the pond aerator pumps. The suggested locations were the north side of Preble's Pond, the west side of Tadpole Pond and the northwest corner of Heron Pond. The consensus of the Board was that those locations were ok. Director Glass was directed to provide a map for final confirmation.

The Board discussed the District's water rights and what actions may be necessary to maintain them. Director Glass noted that dredging was likely more expensive than relocating or expanding Preble's Pond to the west. After some discussion, the consensus of the Board was to ask a water rights lawyer what was the more prudent course of action.

IV. ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Glass, seconded by Director Prysby, and upon vote, unanimously carried, the Special Meeting was adjourned at 1:11 p.m.

Respectfully submitted,

By:______________________________

Secretary for the Meeting