

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT
HELD
OCTOBER 30, 2024**

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 30th day of October, 2024 at 6:00 p.m. and via Zoom. The meeting was open to the public.

CALL TO ORDER

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

ATTENDANCE

Directors In Attendance Were:

Mark Rubic, Treasurer
Debra Prysby, Vice President
Ephram Glass, President
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.

Angela Christensen; Community Manager for both Associations

Roxborough Village First HOA Board Members

Arienne Gronowski- Altitude Community Law, legal counsel for HOA
Gygnetha Swofford
Debbie McInnis
Joanna Waldenmyer

Arrowhead Shores HOA Board Members

Jonah Hunt- Orten, Cavanagh Holmes & Hunt, LLC, legal counsel for HOA
Chip Harrell
Ron Bendall
Steve Throneberry
Calvin Brown
Nicole Linhardt

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF**

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

INTEREST

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. Director Travis Jensen is in 14B HOA and has a conflict of interest as he is on both Boards.

ADMINISTRATIVE MATTERS

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

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

PUBLIC COMMENTS

Homeowners Requests/Comments: The Board and the audience members discussed the Board’s intent to cease providing the HOA maintenance services on January 1, 2025, and a possible May 2025 election on the maintenance issue.

DISCUSSION MATTERS

HOA Cost Allocation for Maintenance Services Letters: The Board discussed the HOA Cost Allocation for Maintenance Services Letters.

OTHER MATTERS

None.

PUBLIC COMMENTS/HOMEOWNER REQUESTS

None.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Jensen, seconded by Director Prysby, and upon vote, unanimously carried, the regular meeting was adjourned.

Respectfully submitted,

By: Travis C Jensen
Secretary for the Meeting