

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT HELD DECEMBER 8, 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 8th day of December, 2025 at 6:00 p.m. at the Roxborough Library, 357 N Rampart Range Rd # 200, Littleton, CO 80125. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Ephram Glass
Ron Bendall
Debra Prysby
Stephen Throneberry

Director Absent:

Clifford Linhardt

Also In Attendance Were:

Ken Demlow; Vendor from HR Green
Derrick Mills; Vendor from HR Green
Irena Stevens; Vendor from HR Green
Brendan Coupe; Resident

CALL TO ORDER Chairperson Glass called the meeting to order at 6:03 p.m.

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 Throneberry, seconded by Director Bendall, 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. Presentation by HR Green regarding the feasibility and options to bring reliable, cheap, and reliable broadband and improved cell service to Roxborough.

Ken Demlow presented for HR Green relaying what options the District has to improve internet and cell service. It was discussed that further data was needed along with input from the community. After some discussion, the consensus of the Board was to continue the discussion at the following regular meeting.

B. Review and discuss CDI's landscaping proposals for Community Park playground and intersection of N Rampart Range Rd and Village Circle East/West.

The Board reviewed both CDI's and EDI's proposals for the landscaping around the new playground in Community Park. After some discussion, the consensus of the Board was to ask for updates to the design widening the overlook, using fill to reduce the retaining wall height, flatten the north end with retaining walls on the north and east sides, and use a stepped retaining wall. The consensus of the Board was to also aim for natural material for the benches but with a comfortable design, concrete picnic tables, and a sturdy shade shelter rather than sails. In reviewing CDI's landscape proposal for the intersection of N Rampart Range Rd and Village Circle East/West, the consensus of the Board was that the design didn't incorporate native plants and that it was more efficient to defer the work for the future field supervisor to take care of.

C. Review and discuss preliminary sign concepts from AdLight.

The Board discussed the various sign designs from AdLight. Following discussion, the consensus of the Board was that none of the digital screen monument concepts worked and it ideally would look similar to the Dillon, CO sign on the corner of E Anemone Trail and US-6 but use the red sandstone used elsewhere in the District. The consensus of the Board was to move forward with the trailhead and interpretive sign concepts on page 6 of AdLight's submittal with the modification of the primary trailhead sign to use two panels and the secondary trailhead sign to use two panels horizontally with a separate rules and regulations sign. The consensus of the Board regarding the rules and regulation signs was to use a similar style, but a much shorter pole with a larger sign to accommodate symbology.

D. Discuss whether to remove or relocate boulders on the north median in N Rampart Range Rd.

Director Glass relayed that Douglas County was planning on removing the boulders in the north median in N Rampart Range Rd and asked if the District wanted them to be moved elsewhere or disposed of. After discussion, the consensus of the Board was to have them moved to the east side of the gazebo in Community Park so they could potentially be utilized in the landscaping there.

E. Update on bad data entered by CDI in the District's GIS.

This item was not discussed.

F. Discuss referral DR2025-011 from Douglas County.

This item was not discussed.

G. Discuss installation of cameras within the district.

This item was not discussed.

H. Discuss possible amendments to the Rules & Regulations.

This item was not discussed.

I. Update on field supervisor job posting.

This item was not discussed.

J. Update on C&L dig-in in Chatfield Farms.

This item was not discussed.

K. Update on Crystal Lake pump work.

This item was not discussed.

L. Update on follow-up survey.

This item was not discussed.

M. Review and consider Chavez Services proposals for concrete repairs west of Preble's Pond.

This item was not discussed.

N. Review and consider proposal from CDI for trenching by Preble's Pond.

This item was not discussed.

O. Review lists of current approved and requested community permits, if any. (Sports Field Use, Park Areas & Gazebo, Food Truck Vendors, etc.) and/or any new resident inquiries or correspondence.

There were no new requests to review.

IV. OTHER MATTERS

A. Other

There were no additional items.

V. PUBLIC COMMENTS/HOMEOWNER REQUESTS

There were no public comments.

VI. ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Throneberry, seconded by Director Bendall, and upon vote, unanimously carried, the Special Meeting was adjourned at 7:58 p.m.

Respectfully submitted,

By: 
Secretary for the Meeting