

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROXBOROUGH VILLAGE METROPOLITAN DISTRICT HELD FEBRUARY 16, 2023

A Special Meeting of the Board of Directors (referred to hereafter as the “Board”) of Roxborough Village Metropolitan District (the “District”) was convened on Thursday, the 16th day of February, 2023 at 6:00 p.m. at the Roxborough Intermediate School, located at 7370 Village Cir E.

ATTENDANCE

Directors In Attendance Were:

Mathew Hart
Ephram Glass
Calvin Brown
Travis Jensen

Director Absent Was:

Mark Rubic (excused)

Also In Attendance Were:

Debra Prysby

CALL TO ORDER

At 6:02 p.m. the meeting was called to order.

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. Director Hart 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.

ADMINISTRATIVE MATTERS

Agenda: Director Glass reviewed with the Board the proposed Agenda for this Regular Meeting.

Following discussion, upon motion duly made by Director Brown seconded by Director Jensen and, upon vote, unanimously carried, the Board approved the

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agenda.

PUBLIC COMMENTS

No public comments were made.

BOARD DISCUSSION MATTERS

Review of expectations and asks of the consultants beyond what is detailed in their contracts: The Board discussed whether contractors were being requested to perform tasks in excess of their contract, or if specific tasks were missing from contracts. Director Glass discussed what would be the most economical way for the District to have utility locates performed going forward. No motions were made.

Discuss meeting time management and implementing hard meeting stops: The Board discussed implementing hard stop times for meetings. Applying t-shirt sizes to discussion items in order to allocate hard time limits to individual agenda items was also discussed. Calling a vote on items prior to discussion to determine if it was required was proposed. It was suggested that agenda items have a point-of-contact listed to whom Directors can address questions prior to regular meetings. No motions were made.

Discuss how to return to a regular routine with the consultants fully ramped up. The Board discussed the necessity of having two attorneys attend Board meetings, and if we could now limit regular meetings to just one to reduce meeting expense. Having contractors attend just their topics for the meeting, or submit a written report, and not be present for the meeting was discussed, however it was pointed out that CDI will have a learning curve in the spring, when irrigation is turned back on, and may need to attend meetings during that time. Desire was expressed to use the project spreadsheet as a guide for status updates during meetings and to record items in the spreadsheet during meetings. No motions were made..

Discuss the various site improvement plans in the shopping center and north of Waterton Rd: Relocation of wildlife in development areas was discussed. Director Glass also mentioned that rain gardens would not only control drainage from the new properties but also serve as a barrier to keep trash from blowing off the property. Concern was expressed that a McDonalds located so close to the neighborhoods would increase the number of children crossing a very busy intersection as pedestrians, in an area that has already had children hit by cars while crossing the street. Significant concern was raised by the various traffic analyses being conducted for each new property. It appears most of the traffic analyses only consider increased traffic from the property the analysis was conducted for, with no analysis considering the combined traffic increase from all properties. Finally, it was questioned whether having a paint store so close to the

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neighborhood would provide easier access to spray paint for teens to create more graffiti around the community, and whether the paint store would enforce age restrictions on spray paint sales. No motions were made.

Discuss budget limitations and how to improve efficiency and identify potential savings: In addition to the items discussed in topic C (how to return to a regular routine with the consultants fully ramped up), which were reviewed again here, the Board discussed the possibility of employing ad-hoc engineering services rather than having a full-time district engineer. Director Jensen mentioned that it would probably need to be the same engineer each time as they would need to have familiarity with the District. The board discussed previous election results on tax increases, noting that almost all failed except those having to do with preserving wildlife and open spaces. Directors Hart and Glass noted that, if the district proposed raising taxes in the future to continue operations, that the proposed tax should be focused on preserving and revitalizing our communities open green areas. It was mentioned that the state funding lost by the District when it paid off its bonds was on the order of \$200,000, and that this was a significant loss to the District's operational budget. Director Hart expressed a desire to communicate this to the community. No motions were made.

Identify methodologies for prioritizing operational tasks and capital improvements: It was mentioned that the existing spreadsheet is working well, and this topic was not discussed further. No motions were made.

Discuss how to equitably maintain the District without causing the district financial hardship: Discussion focused on existing agreements for maintenance that the District performs on behalf of HOAs. Director Glass pointed out that several agreements use vague language and should probably be refined. Director Hart expressed a desire to standardize agreements for all HOAs but no clear way to achieve this was evident. Director Glass proposed three options for equitable maintenance of District monuments: 1) perform it everywhere for free, 2) perform it everywhere for a fee, or, 3) do not perform any. Director Glass also identified areas currently being mowed that the District may not need to mow. No motions were made.

Other: There were no other Director matters to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Hart, seconded by Director Brown and, upon vote, unanimously carried, the Special Meeting was adjourned at 8:08 p.m.

Respectfully submitted,

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By: Travis C Jensen
Secretary for the Meeting