

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT

HELD

Wednesday, June 9, 2021

A special meeting of the Board of Directors of the Roxborough Village Metropolitan District (referred to hereafter as the “Board”) was convened on Wednesday, June 9, 2021 at 6:00 p.m. via ZOOM. The meeting was open to the public.

ATTENDANCE

In Attendance were Directors:

Calvin Brown; President
Debra Prysby; Vice President
Ephram Glass; Treasurer
Edward Wagner; Secretary
Garry Cook; Assistant Secretary

Also in Attendance were:

Anna Jones & Rebecca Gianarkis; CliftonLarsonAllen LLP
 (“CLA”)
Katie James, Esq.; Folkestad Fazekas Barrick & Patoile, P.C.
Rick Stanzyk & Kimberly Armitage; Evolution Builders
Ben Kelly; Strategic Communications Consultant
Jason Simmons; Hilltop Financial Advisors
Mario Trescone; Greater Than Analytics LLC
Kim Crawford; Butler Snow LLP
Greg Clemens; Resident at 10470 Stable Lane
Gloria Gearhart; Resident at 7392 Eagle Rock Drive
Travis Jensen; Resident at 7434 Eagle Rock Drive
Joanna Waldenmyer; Resident at 8106 Eagleview Drive
Mark Rubic; Resident at 7735 Veranda Court
Mat Hart; Resident at 7783 Verandah Court
Chad Bergman; Resident at 7416 Elk Trail Place
Joshua Barnes; Resident
Linda Rothwell; Resident
Jill Lombear; Resident
Jeff Boyce; Resident

CALL TO ORDER

Director Brown called the meeting to order at 6:07 p.m.

DECLARATION OF
QUORUM/DIRECTOR
QUALIFICATIONS/
DISCLOSURE MATTERS

A quorum was declared present. No new conflicts were disclosed.

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APPROVAL OF AGENDA

Following review, upon a motion duly made by Director Prysby, seconded by Director Cook and, upon vote, unanimously carried, the Board approved the Agenda as presented.

PUBLIC COMMENT AND/OR GUESTS

Gloria Gearhart asked whether a survey was distributed polling whether residents wanted to continue with the recreation center planning process. She noted that there is money in the budget for playground maintenance and commented that the amount seemed high especially considering the absence of a restroom. She also requested to connect offline with Mark Rubic.

Mark Rubic expressed concern that information was not provided to the public in advance of Board meetings. He requested that Board members turn video on during the Board meetings.

Greg Clemens, a seven-year resident in Chatfield Farms West, noted that he pays approximately \$4,500 per year in taxes and that he looks forward to the end of the mill levy. He is entirely opposed to additional debt.

Jeff Boyce echoed the sentiments of Mr. Clemens. He expressed an interest in reviewing the initial survey data set to know how many residents were in favor of the recreation center. He believes it is important to know this information prior to spending additional funds in pursuit of the proposal.

Dale O'Neil stated that his family and he are opposed to the recreation center. He does not want fees to be raised and does not believe the community supports the proposal. He also noted that Roxborough Village residents have the opportunity to pay a resident rate to use the Foothills Recreation Center and that the Roxborough community recreation center is therefore unnecessary.

DISCUSS RECREATION CENTER

Updated Design Scenarios: Mr. Trescone summarized his credentials, noting that he has worked in site feasibility studies for about 23 years and with recreation centers specifically for about 14 years.

Mr. Trescone summarized the proforma methodology to include consideration of landscape and market research study and a look at demographics. He noted that all data is applied to the proformas. Mr. Trescone noted that there are no other recreation centers within a five-mile radius, indicating a growth opportunity. Mr. Trescone summarized four different proforma scenarios including 45,000 square feet, 49,000 square feet to include a

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community partner, 55,000 square feet, and 55,000 to include a community partner.

Director Glass commented that the monthly fee for non-residents seemed high compared to other fitness facilities. Mr. Trescone clarified that this proposed center includes a variety of other community-based amenities that increases the estimated value of membership

Director Prysby clarified whether the five-mile radius includes Sterling Ranch. Director Glass confirmed that it does.

Updated Capital and Operating Cost Estimates: Jason Simmons presented projected mill levies. He summarized the difference among market, actual, and assessed home values. He presented a formula for residents to determine to tax impacts to homeowners if a recreation center were to be approved.

Don Dethlefs and Steve King presented the updated recreation center design renderings. Director Wagner summarized the rationale behind the design and the importance of incorporating every segment of the community as much as possible.

Director Wagner discussed the background for design including site visits to four other recreation centers in the Denver metro area. He noted that the middle school, which would be walking distance from the proposed recreation center, does not have a gym and the library expressed an interest sharing the community space. Director Brown approved of the design and is eager to consider possible partners moving forward. Director Brown also noted that several high schools in the area expressed a need for swimming pools and other facilities.

Director Glass discussed a few elements he believes are missing in the design including community rooms with access to views and terraces so that they can be rented for events such as conferences. Mr. Dethlefs confirmed that power lines in the Xcel easement cannot be buried and that only a parking lot can be built within the Xcel easement.

Updated Revenue Assumptions: Mr. Simmons presented projected operating revenues and expenses. Director Glass asked about whether the membership would be free. Mr. Trescone clarified that under current assumptions, membership would be free for those residents paying the taxes within the Metro District and there would likely be optional fees for residents for special programs, etc.

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Engaging Net Zero Consultant: Ms. Jones summarized the staff recommendation to wait on hiring a net zero consultant at this time. The Board unanimously agreed to wait for clarification prior to further investigation.

LEGAL MATTERS

Interview with Kim Crawford, Butler Snow. Consider a Resolution Hiring Bond Counsel to Assist in Feasibility Study and Possible TABOR Vote: Attorney James presented Ms. Crawford to the Board, noting this is a specialized role. She reminded the Board that they will need to engage bond counsel if they decide to put a question on the ballot regarding recreation center funding.

Ms. Crawford introduced herself as a bond attorney and summarized the role of a bond attorney including assistance with the TABOR notice and crafting of a ballot question that complies with TABOR. Ms. James clarified that Ms. Crawford's role would begin if the Board decides to put the question on the ballot.

Directors Cook and Glass requested two other firms be evaluated for consideration. Attorney James will bring two additional firms for consideration at the next Board meeting.

Per Board approval, Attorney James reviewed and answered the questions that had been submitted via the meeting chat feature.

Attorney James summarized the Board meeting format including public comment time at the start of the meeting per the agenda. Ms. James reminded residents that Board member names are listed on the district website in addition to meeting minutes once they are approved. She clarified that community members' questions are directed to those who are best qualified to provide an answer. She further clarified that the decision to build a recreation center requires a community vote under TABOR.

Attorney James noted the following questions will be posted to the FAQ page on the District website. Will Rampart Range Road be widened if the recreation center is built? Why were the two state parks not included in the fitness facility programming? How will the recreation center impact traffic flow in five-mile radius around the recreation center? Information regarding Mr. Trescone's presentation will also be included.

OTHER BUSINESS

Quorum for June 9, 2021 Special Meeting via ZOOM: A quorum was confirmed.

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ADJOURNMENT

There being no further business to come before the Board, upon a motion duly made by Director Prysby, seconded by Director Wagner and, upon vote, unanimously carried, the Board adjourned the meeting at 8:42 p.m.

Respectfully submitted,

By: Calvin Brown
Calvin Brown, President

Attest:

By: Ed Wagner
Ed Wagner, Secretary

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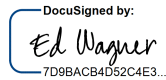
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Certified Delivery Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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