

RECORD OF PROCEEDINGS

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MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
ROXBOROUGH VILLAGE METROPOLITAN DISTRICT  
HELD  
Monday, July 2, 2018

A special meeting of the Board of Directors of the Roxborough Village Metropolitan District (referred to hereafter as the "Board") was convened on Monday, July 2, 2018 at 6:30 p.m., West Metro Fire Station 15, 6220 N. Roxborough Park Road, Littleton, CO 80125. The meeting was open to the public.

**ATTENDANCE**

In Attendance were Directors:

Calvin Brown  
Debra Prysby  
Steve Sherman

Also in Attendance were:

Katie James, Esq.; Folkestad Fazekas Barrick &  
Patoile, P.C.  
Randy Pye; Sterling Ranch  
Scott Barnett; Mulhern Engineering  
Anna Jones, Patrick Shannon and Jerel Sangster;  
CliftonLarsonAllen LLP  
Jesse Brocard; Resident  
Shawn Benson; Resident  
Garry Look; Resident  
Mindy Pugliese; Resident  
Tara Ham; Resident  
Milann Quint; Resident  
Pamela Stella; Resident  
Scott Miller; Resident  
Diane McMills; Resident  
David McMills; Resident  
Rob O'Hare; Resident  
Caroline Newkirk; Resident  
Berry woodruff; Resident  
Ryan Newkirk; Resident  
Trent Hofmockel; Resident  
J.R. Coccadino; Resident  
Kim Martin; Resident  
David Davenport; Resident  
Joseph Mastalerz; Resident  
Robert Catin; Resident  
Paula Bowman; Resident

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Beth Lancaster; Resident  
Scot Swindall; Resident  
Jason Swindall; Resident  
Sean O'Hara; Resident  
Ron Bowen; Resident  
Kamala Vanderkolk; Resident  
Teresa Daus-Weber; Resident

### CALL TO ORDER AND APPROVE AGENDA

The meeting was called to order at 6:32 p.m. by Director Brown.

Upon a motion duly made by Director Prysby, seconded by Director Brown, and upon vote unanimously carried, the Board approved the agenda, as amended, to allow for Board discussion after Mr. Pye's presentation.

### DECLARATION OF QUORUM

A quorum was confirmed.

### STERLING RANCH INFORMATIONAL PRESENTATION

Randy Pye, a representative of Sterling Ranch, presented an overview of the planned development, reviewed maps and planning documents that have been submitted to Douglas County for Review.

### PUBLIC COMMENT

More than 30 Roxborough Village residents were in attendance. Questions from the public generally fell into the following categories:

- Traffic Impacts and congestion
- Project density
- Build-out phasing and timing
- Water use and water rights
- Landscaping design
- Multi-use trail access for Roxborough residents
- Public safety concerns regarding fire and police
- Schools

### BOARD DISCUSSION

After hearing Mr. Pye's presentation and questions from the public, the Board discussed comments it would offer to the Douglas County Planning Commission on its behalf, including:

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Landscaping and landscape design should be similar to the existing Roxborough Village Metropolitan District landscaping, and include native species, grasses, trees and bushes.

The Board is generally supportive of the project, and would like to connect to trail system via pedestrian improvements that would:

1. Allow a safe pedestrian crossing south of Safeway across Rampart Range Road. A HAWK signal or other appropriate crossing signal to enhance pedestrian safety is desired.
2. Allow better vehicular access to Waterton from Roxborough neighborhoods through road enhancements and improving travel in both directions.

Additionally, the Board discussed exploring options to leverage Sterling Ranch investments to the area to improve the quality of life and amenities for Roxborough Village residents.

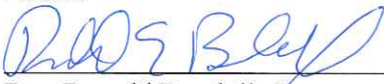
**ADJOURNMENT**

Upon a motion duly made by Director Prysby, seconded by Director Sherman, and upon vote unanimously carried, the Board adjourned the meeting at 8:25 p.m.

Respectfully submitted,

By:   
Calvin Brown, President

Attest:

  
By: Ronald Bendall, Secretary