

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 17, 2021, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public via Go To Meeting.

Attendance

The regular meeting of the Board of Directors of the GVR Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Tim Camarillo, President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director

Absent: Matt Stallman (absence excused) and William Thomas.

Also in attendance were: Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

Call to Order

Director Camarillo noted that a quorum of the Board was present with 4 directors in attendance. Thereafter, Director Camarillo called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board approved the agenda as presented.

Conflict of Interest / Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might be required prior to taking official action at the meeting. Legal counsel advised that written disclosures of the conflicts of interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

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No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time.
- Master HOA There were no comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held February 17, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She highlighted proposed bills currently in consideration by the 2021 legislature which may impact the District.

Board Reports:

- February 28, 2021 Financials Director Noble presented the financial report and claims payable for the period ending February 28, 2021. He noted the unfavorable variance in property tax collections of 4.5% from the prior period. The Board discussed the assessed valuation process taking place in 2021 for application in 2022. It was noted that 2021 is a reassessment year with a likelihood of increased property valuations. The District's current mill levy is 20.094, which will be reviewed at budget time in conjunction with the new valuations to address the District's revenue needs. Upon motion, second and unanimous vote, the Board accepted the February financial report as presented.
- District Manager's Report Ms. Duffy reported that the contractor walk-through for the fence project has been delayed due to weather. She noted the capital plan is in process after discussion by the committee and will be presented to the Board when the updates are complete. The tree removal contract has been provided to GR8 Work Services for execution, as the alternative contractor to

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SavATree, which was not able to perform the work based on the District's specifications.

Ms. Duffy reported on the recent extraordinary snow storm event and the challenges to the District in snow removal services due to the severity of the storm. The District will be engaging the services of its landscaping contractor to assist in completion of the snow removal in order to clear the necessary sidewalks in a timely manner. There was discussion regarding the additional charges for the services; the additional cost was deemed reasonable due to the unprecedented storm event and circumstances.

Discussion Items / Unfinished Business:

Director Gravenson raised questions regarding some of the potential 2021 projects listed in the manager's report. He asked about the disposal of the District's older white bus. Ms. Duffy described the disposal options, including consignment, auction and advertisement for sale. Director Gravenson inquired into the painting of the District's administration building and paint colors. He also asked about the furnace replacement. Ms. Duffy noted that the paint color is expected to match other District buildings, and that the furnace is currently 19 years old and is of an age appropriate to be replaced. Director Gravenson also asked about materials for the deck replacement.

There was additional discussion concerning public meetings versus directors sharing lunch together, and perceptions of discussion of public business. Director Gravenson inquired as to whether the purchase of District vehicles for the purpose of performing covenant enforcement services is an HOA expense. Director Noble stated that this is a District cost, which is incorporated within the District's budget for its covenant enforcement services. He agreed to present the details of this portion of the budget to the Board at the next meeting.

Discussion Items / New Business:

There was no new business presented at this time.

Director Items:

Director Camarillo announced that he was accepted into the UC Denver MBA program.

Director Gravenson inquired about efforts to fill the existing vacancy. The Board discussed various options, including

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posting of a notice on its website, communicating with neighbors, posting on the exterior message board, and posting on social media. It was agreed that Ms. Duffy would send a notice of Board vacancy to Councilwoman Gilmour for posting, including the criteria for serving as a District board member.

There were no other director items brought forth at this time.

Other Business

There was no other business for discussion at this time.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at approximately 8:02 p.m.

Secretary for the Meeting