

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 15, 2014, at 6:30 P.M. at the
GVR Metropolitan District Office, 18650 East 45th
Avenue, Denver, Colorado.

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:

Roger Rohrer, President
Fenna Tanner, Vice President
Anthony Noble, Treasurer
Michael Haskins, Director
Tim Camarillo, Director
Matt Stallman, Director

Absent: Mary Schumer (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Jim Tanner, Eric Gravenson, Mariann Toomey, and Jack Marshall, community members.

Call to Order

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

Approval of Agenda

The Board reviewed the agenda, and 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 for each Director 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 was no comment from the Denver Police Department at this time.

- HOA Mr. Jim Tanner announced the upcoming Trunk or Treat event hosted by the Metro District and said the HOA would again sponsor the hot chocolate taking place on October 25, 2014.

- CAB Ms. Toomey reported on the Citizens Advisory Board meeting, held last evening on October 14, 2014. Councilman Herndon was in attendance and the Denver Police Department was there to report on crime statistics for the area. The Board discussed the new high school being established in the area. The next CAB meeting is scheduled for January 20, 2015, at which time new officers for the Board will be selected.

- Other Mr. Jack Marshall commented on a meeting held with representatives from Denver Water at the Perth Pond site, regarding potential fixes.

There was no other public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held September 17, 2014, were read. Ms. Vander Wall identified a correction to be made to page 1. Upon motion and second, and unanimous vote the Board approved the minutes as corrected.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

Board Reports:

- September Financials

Director Noble presented the financial report and claims payable for the period ending September 30, 2014. Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the September financial report as presented.

District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She reported on the status of the Perth Pond project, indicating that it has been tough to get contractors to come look at the pond. One contractor has looked at the drawings, and one contractor has done a site visit and has

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agreed to provide the District with a proposal for the work.

Ms. Duffy informed the Board of the status of the research on the MLK “walk-through” area located at 47th and Dunkirk, used by kids going to and from school. Denver Water charges apply to both of the options considered by the District. Denver’s easement will need to be reviewed and maintained properly according to Denver’s standards. Oakwood Homes owns one of the vacant parcels. Ms. Duffy reported on her research with the Denver Police Department regarding complaints received for this area, and found that no requests for police assistance had been received by the police department for the area. Ms. Duffy recommended that the District not take any action at this time, to allow future complaints to first be addressed by the police department, if further issues should arise.

The Trunk or Treat event will be held on October 25, 2014; of the 36 available spaces, only 11 remain. Board members are invited to help out with the event.

The Denver Police Department will be holding a media event on Sunday, October 19, 2014, in the District’s parking lot. The police will be showing several “bait devices” to help track crime.

The District will be co-hosting the volunteer appreciation dinner event in December. After reviewing dates, the Board agreed to select December 12, 2014 as the preferred date for the dinner.

Discussion Items / Unfinished Business:

- Project Manager

Ms. Duffy reported on the planning committee’s recommendation of Crestone Consultants to serve as the project manager for the maintenance building project. The project budget is approximately \$500,000, plus project management services in the budgeted amount of \$65,000, based on the contractor’s proposal. The Board agreed to proceed with the recommendation, and directed legal counsel to present a contract for project management services to the Board at the next meeting.

Discussion Items / New Business:

There was no new business for discussion at this time.

- Fence Repair / Replacement

Ms. Duffy advised the Board that the District has received approximately \$17,000 in insurance proceeds for the damage to

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the District's fence. She has received quotes from Split Rail Fence for approximately \$16,000 to replace the 426 feet of fence with similar PVC / vinyl fencing material, or \$32,000 to replace the fence with TREX materials. The Board noted that the vinyl fence material does not last long and is easily damaged. The TREX materials have a 25 year warranty. Upon further discussion, and upon motion, second and unanimous vote, the Board agreed to proceed with the TREX fence replacement.

- Presentation of Draft 2015 Budget

Ms. Duffy presented the District's 2015 draft budget to the Board. She noted that she visited with each department to obtain their "wish list" and reviewed the District's capital improvement plan. The draft budget reflects no change to the District's operating mill levy, keeping it at 20.094 for the District's general fund. The District's debt service mill levy is shown at 0 mills, based on the final pay off of the District's outstanding debt in December, 2014. The District's assessed valuation went up slightly in 2015; it is expected to further increase after the next reassessment period in 2016.

The public hearing on the District's proposed budget is scheduled to take place at the Board meeting in November. Board members were requested to present any questions on the budget by October 31, 2014.

Executive Session

There was no executive session at this time.

Director Items

Director Rohrer thanked Jim Tanner and Maryann Toomey for their work on the HOA board of directors. Their terms will be expiring soon.

Director Camarillo reported that he attended the Citizens Police Academy recently held, and found it very informative.

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 7:35 p.m.

Secretary for the Meeting