

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 16, 2016, 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 George, Secretary
Tim Camarillo, Director

Absent: Michael Haskins and Matt Stallman (absences excused).

Also present were Micaela Duffy, District Manager, Karen Jordan, Accountant, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Mariann Toomey, Eric Gravenson and Chuck Britton, community members; Magen Elenz, representative for Councilwoman Stacie Gilmore, Denver District 11; Rose Thomas and Stephanie Brack, GVR Master HOA; John Foote, Citizens Advisory Board; Joe Erjavec, Crestone Consultants, LLC; Community Resource Officer Sherikera Heflin Herrera* and Commander Ron Thomas*, Denver Police Department.

[*Departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with five directors in attendance. 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

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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.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept.

Commander Thomas introduced himself to the public. He advised that with certain exceptions, crime statistics are down in all categories for the precinct. Community Resource Officer Sherikera Heflin Herrera reported on upcoming events in the community, including a kids' self-defense class on April 3rd, Coffee with the Commander on April 8th, a hot rod car show on April 2nd; a community meeting at OurHub on May 19th, fishing at the Town Center lake, on May 21, and the Great Denver Cleanup on May 21, 2016.

[*The Denver Police Officer departed at this time.]

- Master HOA

Ms. Rose Thomas reported that the HOA has two new Board members, and that over 50% of the homeowners are now represented by district delegates. In conjunction with the CAB, the HOA is working on bringing a farmer's market to the community; the HOA would like to see the District participate as well.

- CAB

Mr. John Foote reported on various items on behalf of the CAB. He reported on the zoning request involving a change from mixed use to town homes at Himalaya & 38th; the CAB is collecting information and has not yet taken a position. The CAB is in the process of organizing and bringing food trucks to the neighborhood, currently planned for three savory and 1 sweet food truck to arrive every Monday for service from 5-8:30 p.m. Mr. Foote suggested that District representatives be present at the food trucks in support of the program. Mr. Foote also reported on a digital scavenger hunt, using GPS coordinates, being promoted by the CAB and which will highlight features of

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the GVR community. Finally, Mr. Foote announced an upcoming CAB meet and greet event for business owners, to take place on March 24, 2016.

- Other

Ms. Magen Elenz introduced herself as a representative of District 11 Councilwoman Stacie Gilmore. She reported on the upcoming park cleanup program, scheduled to take place on May 21, 2016.

- Other

There was no other public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held February 17, 2016, were read. A correction was made to the spelling of Mariann Toomey's name. Upon motion and second, and unanimous vote the Board approved the minutes as corrected, with abstentions by Directors Noble and George.

Attorney's Report

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

Board Reports:

- February Financials

Ms. Duffy presented the financial report and claims payable for the period ending February 29, 2016. She pointed out the expense related to the acquisition and purchase of the John Deere tractor. Upon motion, second and unanimous vote, the Board accepted the February 29, 2016 financial statements as presented.

District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. Ms. Duffy reported that the AED machine has been inspected and found to be in good condition, including the battery. A sign regarding the AED has been placed in the window. She also reported on the acquisition of the District's new tractor, committee updates and her performance measures for the recent period.

Discussion Items /
Unfinished Business:

- Maintenance Building
Project Update

Mr. Joe Erjavec, with Crestone Consultants, reported on the status of the maintenance building project and contract negotiations with Growling Bear. He addressed highlights of the changes made to the contract documents. He noted that upon

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completion of the design phase, the District will determine whether to proceed with the amendment process with Growling Bear, which involves additional information to complete the execution of the construction services amendment. Following approval of the contract document, the design phase is scheduled to commence on March 16, 2016.

The Board further discussed the project and contract. Upon motion by Director Camarillo, second by Director Noble and unanimous vote, the Board approved the contract with Growling Bear for the maintenance building project.

- Website Update

Ms. Duffy provided an update on the results of the Board member survey regarding the District's website. The Board suggested Ms. Duffy obtain additional information from the District's current website provider regarding a price proposal to accomplish the District's goals. Ms. Duffy agreed to follow up with additional information including the creation of the look and feel which needs to be maintained throughout the sub-pages, and making the site compatible with mobile use. Ms. Duffy requested that the Directors submit to her links to websites that they like in order to obtain their feedback.

Discussion Items / New Business:

There were no items of new business for discussion at this time.

Executive Session

There were no items presented for executive session at this time.

Director Items

Director Camarillo reported on recent DIA announcements involving amusement park activities.

There were no other director items at this time.

Other Matters

There were no other matters 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 7:40 p.m.

Secretary for the Meeting