RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, September 9, 2026, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado, and remotely via Zoom.

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:

Anthony Noble, President
Eric Gravenson, Vice President
Matt Stallman, Treasurer
Charles Britton, Director
Joyce Bennett, Director
Lyman West, Director

Absent: Mark Weimer, Director

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law.

Call to Order

Director Noble noted that there is a quorum of the Board in attendance and called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Stallman, seconded by Director Gravenson, to approve the agenda. Upon a unanimous vote, the agenda was approved.

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. There were no conflicts of interest presented.

Public Comment Period:

There were no members of the public present.

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Director Items	No Director items were presented.
Approval of Minutes	The minutes of the regular meeting of the Board of Directors held August 19, 2026, were reviewed. A motion was made by Director Gravenson, seconded by Director Bennett, to approve the minutes. With a vote of five in favor and one opposed (Director Britton), the minutes were approved.
Board Reports:	
- Financial Reports	The financial reports for the period ending August 31, 2026, were reviewed. A motion was made by Director Gravenson and seconded by Director West to approve the financials. Upon a vote of five in favor and one opposed (Director Britton), the financials were approved.
- District Manager's Report	Ms. Duffy shared the information in her report and responded to questions.
Unfinished Business:	
- Manager Evaluation	Director Noble presented a proposal for board input for the District Manager evaluation. The Board discussed the proposal and Director Noble responded to questions presented. A motion was made by Director Gravenson and seconded by Director Bennett to accept the proposal to complete the evaluation. Upon a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.
New Business:	
- Director Requirements Title 32 and/or policy	Director West inquired if Directors are to follow Title 32 or policy manuals. After discussion it was stated that policy manuals must not be in conflict with Title 32 and that both must be followed.
- Proceedings of April 15, 2026, meeting	Director Britton shared concerns with the April 15, 2026, meeting. It was stated that since the District was unable to determine the source of the letter that went to residents, no action was taken regarding potential censuring of any Director.
- Questions for the Auditor	Director Weimer, through written communication with the Board, requested a list of questions he would like to present to the Auditor for response. A motion was made by Director West and seconded by Director Britton to approve the questions for submission. Upon a vote of two in favor and four opposed (Directors Bennett, Director Gravenson, Director Noble and Director Stallman), the motion failed.

- District Manager evaluation	Director Weimer had comments that should be a part of the District Manager evaluation. It was stated that those should be included in his response per the approved proposal passed previously in the meeting.
- Cash balance and budget recommendations	Director Weimer suggested some ideas for reducing the Districts cash balance and ways of assisting the community. This item will be discussed when the Board reviews and modifies the preliminary budget.
- Snow removal program	Director Weimer suggested a cap on the snow removal program costs. This item will be discussed when the Board reviews and modifies the preliminary budget.
- Response to Director West question prior month	Director Weimer requested a response to the question presented by Director West at the previous meeting. This item was addressed in the District Manager's report.
- Landscape Design project	Director Weimer requested follow up regarding the landscape design project. Ms. Duffy shared that DHM will be at the October meeting to present an update for Board consideration.
- Staff concerns	Director Britton presented concerns regarding staff members. After discussion it was stated that staff concerns need to be presented to the District Manager.
- Meeting attendance	Director Britton shared information regarding his absence the prior month from the meeting.
- Policy regarding Director Absences	The Board discussed the potential need for a policy for reporting absences from the meetings. After discussion it was agreed when possible, to report the upcoming absence to the District Manager.
Additional Items:	Director West made a motion to request the Facility Manager to attend the next meeting to ask him questions about the contractor. This motion was seconded by Director Britton. With a vote of two in favor and four opposed (Directors Bennett, Director Gravenson, Director Noble and Director Stallman), the motion failed.
Executive Session	There was no executive session.
Adjournment	Upon a motion made by Director Stallman, seconded by Director Bennett, with all in favor the meeting was adjourned at approximately 8:25 p.m.

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Secretary to the Board