

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 20, 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
Joyce Bennett, Director
Charles Britton, Director
Lyman West, Director

Absent: None

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Mark Weimer, J. McCrea, William Hollenbach, Lynette Robinson, Elizabeth Watson, Dan DeBenedittis (virtual) and Rose Thomas (virtual), homeowners.

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 Gravenson, seconded by Director Bennett, to approve the agenda. Upon a vote of four in favor and two opposed (Director West and Director Britton), the motion passed.

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

RECORD OF PROCEEDINGS

prior to taking official action at the meeting. There were no conflicts of interest presented.

Public Comment Period: A question was presented regarding the elections of the Board and whether they are even years or odd years as the agenda stated odd years and information on the website noted even years. It was explained that this had changed in the last few years and that the website would be updated to reflect the change.

A question was brought up regarding the discussion last month to respond to the inaccurate information in the anonymous letter. The resident expressed concern that if the Board did not respond, then the community would believe the inaccurate information.

Director Items Director Britton shared concerns he had with conversations at the prior special meeting. He also had concerns with landscaping project, emails received, communication and employee qualifications and education.

Director Noble stated we are working with the HOA for clarity on how we are responding to owners due to the restrictions imposed by Denver Water. We are also working on the District's timers and irrigation are working properly for water reduction. The efforts to reduce water costs may not be as hoped with Denver Water increasing costs.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held April 15, 2026, were reviewed. A motion was made by Director Gravenston, seconded by Director Bennett, to approve the minutes as amended. Upon a vote of three in favor, two opposed (Director Britton and Director West) and one abstention (Director Stallman), the motion passed.

The minutes of the special meeting of the Board of Directors held April 29, 2026, were reviewed. A motion was made by Director Gravenston, seconded by Director Bennett, to approve the minutes as presented. Upon a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.

Board Reports:

- **Financial Reports**

The financial reports for the period ending April 30, 2026, were reviewed. A motion was made by Director Gravenston and seconded by Director Noble to approve the financials. Upon a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.

RECORD OF PROCEEDINGS

- District Manager's Report Ms. Duffy shared the information in her report and gave an update regarding potential post card communication and research on the website ability to collect information and possible email communication. The other items in the report will be discussed later in the agenda.

Old Business

There was no outstanding old business for discussion at this time.

New Business:

- Proposal from DHM for variance request The Board discussed the proposal received from DHM to process a variance request from the City and County of Denver for a potential electronic sign on the District's property. A motion to approve the proposal was made by Director Noble and seconded by Director Gravenston. After discussion by the Board and comments and concerns from the community the Board voted. With three in favor and three opposed (Directors Britton, Stallman and West), the motion to approve the proposal failed.
- Request for funds from Green Valley Racquet Association Dan DeBenedittis, President of the Green Valley Racquet Association presented a request for funds for tennis court resurfacing and upgrades Whitsel Park, owned and maintained by the City and County of Denver. He shared that there are much needed improvements and Denver Parks and Recreation has agreed to commit \$12,000 towards court resurfacing and GVRA is looking for matching funds from the Metro District and the HOA to help fund the resurfacing and other improvements. Ms. Duffy shared with the Board that Conservation Trust funds could be used that are restricted for park and recreation usage and would not require using taxpayer funds. After discussion and comments from the public, a motion was made by Director Noble to allocate up to \$9,000 from the Conservation Trust funds to match funding provide by the City and County of Denver and the GVR HOA. This was seconded by Director West. With a vote of four in favor and two opposed (Director Britton and Director Gravenston), the motion passed.

Executive Session

There was no executive session.

Adjournment

Upon a motion made by Director West, seconded by Director Bennett, with five in favor and one opposed (Director Britton), the meeting was adjourned at approximately 8:48 p.m.

RECORD OF PROCEEDINGS

Secretary to the Board