

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 20, 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  
Matt Stallman, Director

Absent: Michael Haskins (absence excused).

Also present were Karen Jordan, Accountant, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Mariann Toomey and Eric Gravenson, community members; Nora Kimball, representative for Councilwoman Stacie Gilmore, Denver District 11; Rose Thomas, Melissa Guzman and Stephanie Brack, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Community Resource Officer Armando Cruz\*, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

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

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The Board reviewed the absences of Directors Haskins and Stallman from the March 16, 2016; following discussion, and upon motion, second and unanimous vote, the Board approved their absences, to be reflected in the March meeting minutes.

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.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept.

Officer Armando Cruz introduced himself as the new primary contact for the District, as well as serving as a Community Resource Officer, together with Officer Sherikera Heflin Herrera. He reported on the crime statistics for the recent period, noting that there were no burglaries reported. He commended the neighbors who are reporting suspicious activity, which has been an effective crime deterrent. He advised the community members to be on the lookout as the weather warms and garage doors are left open. He reported on upcoming events in the community, including the light rail train grand opening on Saturday, a safety training class on April 30 at The Hub, a District 5 meeting on May 19, and a fishing event with the Denver Police Department at the Town Center Lake on May 21.

[\*Officer Cruz departed at this time.]

- Master HOA

Ms. Rose Thomas reported that the HOA has a farmer's market planning meeting on Monday. On April 26, 2016 the HOA is hosting a new homeowner's session, to introduce new neighbors to the HOA, the Green Book Guidelines, etc. The HOA is beginning the Bylaws committee on April 27, 2016, now that it has reached a 50% delegates threshold.

- CAB

Mr. Jim Tanner reported on the recent CAB meeting. He noted that the food trucks will be arriving to the community every other Monday, and that the CAB is heading up the sustainability

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- designation. Mr. Charlie Foster commended that the conversion of landscape to xeriscape qualifies for sustainability points under the program.
- Other Ms. Nora Kimball introduced herself as a representative of District 11 Councilwoman Stacie Gilmore. She did not have any comments.
- There was no other public comment at this time.
- Approval of Minutes The minutes of the regular meeting of the Board of Directors held March 16, 2016, were read. Upon motion and second, and unanimous vote the Board approved the minutes with the additional language noting the excused absences for Directors Stallman and Haskins as discussed.
- Attorney's Report Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.
- Board Reports:  
- March Financials Director Noble presented the financial report and claims payable for the period ending March 31, 2016. He noted that the District's property tax collections are slightly behind compared to the prior year. He identified those expenses in excess of \$5,000. Upon motion, second and unanimous vote, the Board accepted the March 31, 2016 financial statements as presented.
- District Manager's Report Ms. Jordan referred the Board members to Ms. Duffy's written monthly report. There was no additional discussion.
- Discussion Items / Unfinished Business: There were no items of unfinished business for discussion at this time.
- 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 The Board members thanked Director Noble for his many years of service on the District's Board of Directors, noting that he is term limited and will be leaving the Board as of the May meeting.
- There were no other director items at this time.
- Other Matters There were no other matters for discussion at this time.

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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 6:50 p.m.

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Secretary for the Meeting