

# 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 17, 2024, 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:

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

Absent: None.

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Joan Fritsche, Fritsche Law; Charlie Foster, Foster Consulting; Conner Swatling, homeowner, north GVR.

### Call to Order

Chairman 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. Discussion item 10b was moved and changed to item 5f. A motion to approve the agenda as amended was made and seconded, and upon a unanimous vote, the Board approved the agenda as presented.

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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:

- Denver Police Dept.      There were no comments from the Denver Police Department.
- Master HOA      There were no comments from the Master Homeowners Association for Green Valley Ranch.
- CAB      There were no comments from the CAB.
- Councilwoman Gilmore's Office      There were no comments from Councilwoman Gilmore's office.
- Public Comment      There were no comments from the public.

Deed for 38<sup>th</sup> Ave transfer      Charlie Foster presented additional history of C&H Ranch and Oakwood Homes and that he is a consultant for both entities. He explained how the settlement agreement has over 50 tracks included and that the District has already taken over all but about 6 or 7 of them listed. He requested that the board approve the transfer with the following stipulations: a walk-thru is completed with verification that the pump and irrigation systems are working and our staff understands the system, title insurance is obtained and a signed deed from C&H Ranch is received.

The Board had some questions regarding title insurance and the payment for fees, transferring of ownership to the District, and maintenance responsibility of the property. Mr. Foster responded to the questions.

Following discussion, and a motion by Director Noble, seconded by Director Stallman, and a vote of 4-2 (Director West and Director Britton opposed), the motion passed to accept the property once the above listed stipulations are met.

Board Orientation      Joan Fritsche presented information to the Board regarding special districts and how they are governed by statute. She shared that Board is responsible for setting policy and direction for the District. She covered several items related to special districts and board members as a general orientation.

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## Director Items

Director West stated he went to Nick's garden center and asked them about real flowers for the District beds and the costs involved. He requested that the Manager notify the board members each time a backflow is stolen. Director West asked about pay rates for new hires.

Director Stallman asked if there was any additional information on the backflows other than the serial number. He asked about some type of tracking device.

Director Britton spoke about the invoice from GrahamGolden Technologies (GGT) and stated that the contract is over 18 years old. He asked about the difference between GGT and Data Stratus.

Director Gravenson asked about the current process for obtaining quotes for services and equipment.

Director Noble stated it may be beneficial for the board to look at a listing of contracts the District currently has and determine the timing of obtaining additional quotes.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 20, 2024, were reviewed and amended. A motion was made by Director Stallman, seconded by Director Gravenson, and a vote of 4-0 (Directors Noble and Britton abstained), the minutes were approved as amended.

The minutes of the special meeting of the Board of Directors held March 26, 2024, were read. Following discussion, and a motion by Director Britton, seconded by Director West, and a vote of 4-0 (Directors Noble and Stallman abstained), the minutes were approved as presented.

## Board Reports:

### - Financial Reports

Director Stallman presented the financial report and claims payable for the period ending March 31, 2024. Following discussion, and upon motion made by Director Noble, second by Director Gravenson and all in favor, the board approved the March 31, 2024, financial report and claims as presented.

### - District Manager's Report

Ms. Duffy presented her report to the Board. Ms. Duffy reported on the District's efforts to sell the blue bus and requested directions to move forward.

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## Discussion Items /

### Unfinished Business:

- Snow Removal Program      Director Britton stated this item has been tabled until more information can be obtained.
  
- Master HOA Agreement      Director Noble asked the board to consider moving this to executive session and to table this discussion until the following meeting. Ms. Fritsche explained some reasons for moving this item into executive session. After discussion the board did not delay this item. Director Gravenson shared the wording on the ballot measure where additional clarification is requested. Ms. Fritsche requested additional time to review this item after hearing the concerns in the wording of the ballot issue. A motion was made by Director Britton and seconded by Director Noble to table this item and move the continued discussion to next month in executive session. All were in favor.

## Discussion Items / New

### Business:

- Resolution adopting Technology Accessibility Statement      Ms. Joan Fritsche shared information about legislation that passed requiring government entities to be ADA compliant for the website. She presented a resolution for the board to consider that is required as part of the legislation. After discussion the Board did not move forward with a motion.
  
- Cleaning proposals      Ms. Duffy presented the proposals received for building cleaning. After discussion Director Noble made a motion to accept Anago for the building cleaning using their contract, seconded by Director Gravenson, and a vote of 5-1 (Director West opposed).

## Executive Session

There was no executive session.

## Adjournment

The President adjourned the meeting at approximately 10:37 p.m.

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Secretary for the Meeting