

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 18, 2021, at 6:30 P.M. at the
GVR Metropolitan District Office, 18650 East 45th
Avenue, Denver, Colorado. Also available to the
public via Go To Meeting.

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:

Tim Camarillo, President
Matt Stallman, Vice President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director

Absent: William Thomas.

Also in attendance on-site were: Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

And in attendance virtually via Go To Meeting were: Danae Ferencz, Community Resource Officer, Denver Police Department; Melissa Sotelo and Layla Kainber, Councilwoman Gilmore's office.

Call to Order

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

Approval of Agenda

The Board reviewed the agenda. Upon motion, second and 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. Legal counsel advised that written disclosures of the conflicts of interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. Ms. Danae Ferencz reported on the crime statistics in the area for the recent period, noting there is an overall 46% decrease in crime. The police department is hosting an event to distribute catalytic converter kits intended to deter theft. There is a neighborhood watch meeting planned for tomorrow. Director West inquired about the level of protection offered by the Denver Police Department. Ms. Ferencz stated that the Police Department always has officers in the area at all times; if there is a decrease in police presence, it is an indication that crime has decreased.
- Master HOA There were no comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman
Gilmore's Office Ms. Sotelo introduced Lila Kainber (participating by telephone), who is also working in Councilwoman Gilmore's office, handling communications. Ms. Sotelo provided an update on the Costco development in the area (GVR Boulevard and Memphis), which will be starting construction soon. There will be a one-hour courtesy public hearing for the at-large position, which is viewable on Channel 8. Director West asked about the recent backpack / shredding / food pantry event, which was inefficient in the methods of distribution and shredding, due to the long lines. Ms. Sotelo noted that this was likely due to limited space, and that next year she hopes to hold the event in person which will improve the situation.
- Public Comment There were no public comments at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held July 21, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

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Attorney's Report

Ms. Vander Wall directed the Board to legal counsel's status report. Director West inquired about the timing of the fence project, which is in the process of being scheduled with the District, based on material delivery and other factors.

Board Reports:

- July 31, 2021
Financials

Director Noble presented the financial report and claims payable for the period ending July 31, 2021. He reviewed the District's revenues and expenditures. The Board discussed the landscaping expenses which include flower installation, TruGreen, First Class, SavATree and Denver Water. Ms. Duffy stated that the revenues for these expenses come from property taxes. The Board also discussed the amounts paid for the annual flower installation, and suggested that the District may incorporate perennials and bulbs for cost savings.

After further discussion, and upon motion, second and unanimous vote, the Board accepted the July financial report and approved the claims as presented.

- 2020 Audit

Ms. Duffy referred the Board to the 2020 audit which was included in the meeting materials, and noted that it had been prepared and reviewed by the District's auditor, Haynie & Company, with a clean opinion. After further discussion, and upon motion, second and unanimous vote, the Board accepted the 2020 audit as presented.

- District Manager's
Report

Ms. Duffy reported on the status of obtaining bids for the projects discussed at the last meeting, for the parking lot, decks and painting projects. She advised that based on her research of fencing options, she suggests the Board consider an alternative option of installation of an alarm system, in lieu of a fencing enclosure for District vehicles. Fencing would interfere with getting equipment out, cameras do not reach the area well, the gate is still capable of being cut, and the fence may be breached and accessed by someone jumping the fence. She identified the "Drone Mobile" system as a high-quality system which may meet the District's needs.

The Board discussed the advantages and disadvantages of an alarm system, potential deficiencies, and a cost benefit analysis. The Board also discussed the issues raised with a fence enclosure option, and the possibility of a garage option.

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It was determined that the Board would like additional information regarding the benefits of an alarm system and its ability to deter the types of crimes that are being experienced in the District, as well as additional research on chain link fencing, including specifications and any permitting or other restrictions for installation on the existing property.

Unfinished Business:

- Discussion re Building Re-Opening for Meetings

The Board revisited the issue of opening the building up to the public for Board meetings relative to the current state of the COVID-19 pandemic. After discussion, the Board determined not to open up the building at this time, and to continue to consider the issue on a monthly basis.

Discussion Items / New Business

There were no new items of new business presented at this time.

Board Member Candidate Interview

Ms. Duffy reported that a homeowner has expressed an interest in joining the Board, and was expected to be in attendance for an interview, but she did not show up. Ms. Duffy will reach out to her to invite the candidate to the next meeting.

Director Items:

Director West noted that the nearby pond needs maintenance services; Ms. Duffy stated that it is scheduled to take place tomorrow, and also noted the District is short-staffed, and that the area is quite wet, making it difficult to get equipment in.

Director Stallman commented on his observations of the hard work being performed by District staff, including Ishmael.

Director Camarillo updated the Board on the conclusion of his recent school classes.

Other Business

There was no other business 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 8:21 p.m.

Secretary for the Meeting