

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 19, 2023, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public 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  
William Thomas\*, Vice President  
Eric Gravenson, Director  
Lyman West, Director  
Joyce Bennett, Director

Absent: Matt Stallman (absence excused).

[\*Participating via Zoom.]

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and the following members of the public: Mr. C. Britton and Mr. Derek Savage.

### Call to Order

Chairman 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. 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. There were no comments from the Denver Police Department.
- Master HOA Director Gravenson reported on his recent attendance of the HOA meeting, and suggested use of HOA reserves to help needy homeowners comply with landscaping, snow removal and mowing grass. Director Thomas suggested that the District may be able to reach out to volunteer groups to enlist help for these purposes.
- CAB There were no comments from the CAB.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment Director West shared pictures he took regarding weeds and sidewalk issues in the District. He also discussed grocery carts being returned to the store by District staff, and the removal of trash from RTD bus stops by District staff.

Director Gravenson questioned why copies of legal invoices were not included in the financials for the Board to review. Director Noble stated that he stopped the activity because the conditions for review were not being met.

There were no other comments from the public at this time.

## Approval of Minutes

The minutes of the special meeting of the Board of Directors held June 14, 2023, were read. Director Gravenson requested a modification to more accurately describe his statements, which he circulated to the Board members. Upon motion, second and unanimous vote, the Board approved the minutes with the modification requested.

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## Attorney's Report

Ms. Vander Wall directed the Board members to counsel's written legal report.

## Board Reports:

- May 31, 2023  
Financials  
Director Noble presented the financial report and claims payable for the period ending May 31, 2023, including the financial overview, and the District's property tax collections. Upon motion by Director Thomas, second by Director Noble, and vote of three in favor (Directors Thomas, Noble, Bennett), two against (Directors West and Gravenson), the Board accepted the May financial report and claims as presented.
- June 30, 2023  
Financials  
Director Noble next presented the financial report and claims payable for the period ending June 30, 2023, including the financial overview, and the District's property tax collections. Upon motion by Director Thomas, second by Director Bennett, and vote of three in favor (Directors Thomas, Noble, Bennett), two against (Directors West and Gravenson), the Board accepted the June financial report and claims as presented.
- District Manager's  
Report  
Ms. Duffy reviewed the change to the posting of District minutes to the website to occur "within 2 weeks", as discussed at the prior meeting. She noted that she has received interest from three individuals for the opening on the District Board, and suggested that the Board advertise the meeting and invite the candidates to the next meeting. The Gator sale was posted and was sold for \$3,500. Eight District sidewalks have been identified for replacement. She stated that she does not know who marked the sidewalks in red.

## Discussion Items / Unfinished Business:

- Review Deck  
Replacement  
Quotes  
The Board reviewed the quotes for deck replacement. Ms. Duffy noted that she solicited nine companies for quotes and received three, for \$34577.40 (composite), \$74,589 (TREX) and \$79,578.82 (TREX). There are inconsistencies within the quotes regarding permits. The Board discussed the different materials, the investment into the building, safety issues, and options of repair vs. refurbishment vs. replacement. Ms. Duffy reported that a Denver City Inspector examined the existing deck, found one area needing attention which has been resolved, and that the deck has passed City inspection. The Board agreed to revisit quotes for a refurbishment alternative for discussion at its next meeting.

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## Discussion Items / New

### Business:

There were no items of new business presented for discussion.

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## Executive Session

There was no need for an executive session at this time.

## Director Items

Director Gravenson asked for clarification on the weeds issue. Ms. Duffy stated that the District's contractor was on site last Thursday. He asked about the shopping carts. Ms. Duffy stated that it is District practice to return the carts to the store if they are found in a common area. It was suggested that Ms. Duffy call the store to come pick up the carts instead of using staff for this purpose. Ms. Duffy noted that it is District practice to maintain and pick up trash at the RTD bus stop areas that are located on District property.

Director West asked about the District's insurance coverage. Director Noble stated that the detail of this expense should be reviewed as part of the District's budget workshop session. The Board discussed the date for the session – and agreed to plan the session to occur between October 15 and the District's November board meeting.

Director Thomas noted that he will be traveling frequently in the near term, but will make a point of being there for the budget workshop meeting.

Director Noble read from a written statement that he prepared. He noted that an outside consultant is needed for Board member training. He is concerned about limiting liability exposure. He requested that the Board members acknowledge that they have an increased level of authority as a Director, but that the Directors work collectively as a body. He noted that Board member actions may be well-intentioned but may not be construed that way.

## 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 8:25 p.m.

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Secretary for the Meeting