

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 18, 2026, 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  
Eric Gravenson, Vice President  
Matt Stallman, Treasurer  
Joyce Bennett, Director

Absent: Charles Britton and Lyman West

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law.

### 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. He also stated that due to a lack of quorum in January, the meeting did not take place.

Director Noble made a motion to excuse Director Gravenson and Director Britton for January since they notified the District that they would not be in attendance. This was seconded by Director Stallman. The motion passed unanimously.



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The financial reports for the period ending January 31, 2026, were reviewed. A motion was made by Director Gravenson and seconded by Director Noble to approve the financials. The motion passed unanimously.

- District Manager's Report Ms. Duffy shared the information with the Board concerning a meeting with a representative from Ebert Metropolitan District concerning services provided in Filings 35 and 72. The Board confirmed the level of service and maintenance activity in Filing 72 was well beyond the scope of work the District provides and the Board agreed with Ms. Duffy's response to Ebert MD concerning funding service and maintenance activities in Filing 35, since Ebert MD terminated the IGA. Ms. Duffy reported that the District received grant funds from Colorado Special District's Property and Liability Pool to offset the cost of replacing a broken security camera. She updated the Board regarding evaluations and policy updates.

## Unfinished Business:

- Virtual/hybrid meetings The Board rescinded its prior decision of not allowing virtual/hybrid meetings to comply with state statutes allowing Directors and the public to attend Board meetings remotely. The Zoom link will be added to the website and to the agenda for future meetings. The Board discussed the participation concerns and will consider updating the meeting guidelines.

## New Business:

- Annual Administrative Resolution Ms. Fritsche reviewed the Resolution with the Board and addressed comments/concerns from the Board. The Directors also discussed who the primary contact is for the District in the event of media requests and if the website accessibility should be part of the resolution. A motion was made by Director Stallman and seconded by Director Gravenson to approve the Resolution as amended. The motion passed unanimously.

- 2025 Audit Engagement Letter Director Noble presented the 2025 Audit Engagement Letter from Haynie and Company and noted the fee for conducting the 2025 audit will be \$11,800. A motion was made by Director Gravenson and seconded by Director Bennett to approve the Engagement Letter. The motion passed unanimously.

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- 2026 Landscape  
Contract

Ms. Duffy presented the Environmental Design Landscape Contract for the 2026 season. She stated that the amount is approximately 5% higher than last year, which accounts for the addition of the new area on 38<sup>th</sup> Ave. The Board asked to revisit the spreadsheet created for timing of taking contracts out for bid or timing for review. A motion was made by Director Noble and seconded by Director Stallman to approve the contract. The motion passed unanimously.

Executive Session

There was no executive session.

Adjournment

Upon a motion made by Director Stallman, seconded by Director Gravenson, the meeting was adjourned at approximately 8:01 p.m.

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Secretary to the Board