

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Tuesday, March 26, 2024, at 2:00 P.M. at the GVR  
Metropolitan District Office, 18650 East 45th  
Avenue, Denver, Colorado.

### Attendance

The special 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:

Lyman West, Vice President  
Chuck Britton, Secretary/Treasurer  
Eric Gravenson, Director  
Joyce Bennett, Director

Absent: Anthony Noble and Matt Stallman

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District.

### Call to Order

Director West noted that there is a quorum of the Board.

### Approve Agenda

Upon a motion duly made, seconded, and unanimously carried, the agenda was approved.

### Conflicts of Interest

There were no conflicts of interest presented.

### Landscape Contract

The Board reviewed the landscape contract for Environmental Designs. After discussion and upon motion duly made, seconded, and unanimously carried, the contract was approved. The Board directed Ms. Duffy to send the contract to legal counsel for review.

### Snow removal program

The Board discussed the potential snow removal program. Some members believe the Snow Angel program offered by Denver does not properly serve the residents of this community. This

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program would serve only homes within the District boundaries and would be for sidewalks in the public right of way that Denver requires to be cleaned during snow events.

The Board identified three areas that would need to be discussed and determined. The first would be the qualifications of those that would be eligible for the program. There was some discussion about the qualifications and the board decided that each member would prepare a few distinctions that each feels appropriate and will have them for the next meeting.

The second area that was discussed was how to proceed to market the program. Some of the ideas presented were to mail a letter to each home in the District. There are lists that can be purchased with specific demographics to then send letters to only those that may fall into the qualifications. Yard signs could be purchased and placed at entrances to advertise the program. It can be promoted on the District's website. Discussion also took place regarding the good press that could come from interviews or local television ads.

The final item discussed was implementation. Once it is determined how many would qualify for the program, the District would need to present the needs to various contractors to receive quotes and prepare a contract for the removal with the expectations of the contractor.

Electronic Signage

The Board would like Ms. Duffy to do some research on electronic signs to replace the one in front of the building. They would like to see one that can be better seen and provide more information to the community.

Artificial flowers in monument beds

The Board did not approve the flower installation that was presented with the landscape contract. The Board would like to install artificial flowers in the beds as they feel it would be less expensive. Ms. Duffy shared her concerns that as artificial flowers are not allowed per the HOA rules, that even though they District may not fall under those same guidelines, that it would put added strain on the staff that provides the day-to-day services for the District on behalf of the HOA. Upon a motion duly made, seconded, and unanimously carried, the Board approved the use of artificial flowers in the monument beds.

Adjournment

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at 5:02 p.m.

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Secretary for the Meeting