

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 18, 2018, 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:

Fenna Tanner, President
Matt Stallman, Vice President
Michael George, Treasurer
Roger Rohrer, Secretary
Tim Camarillo, Director
Anthony Noble, Director

Absent: None.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Lynne Beckham, Leah Patterson, Chris Laurence, Kim Braziel, residents of the District; Councilwoman Stacie Gilmore; Garret Pye, GVR Homeowners Association; and Officers Marika Putnam and Latrisha Guss, Denver Police Department District 5.

Call to Order

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

Approval of Agenda

The Board reviewed the agenda and agreed to add under "New Business" a discussion of the community garden project. Upon motion, second and unanimous vote, the Board approved the agenda as modified.

Conflict of Interest /

The Board had been previously advised that pursuant to

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Disclosure Matters

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 for each Director had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. Officer Marika Putnam presented the crime statistics for the area and the recent period, noting that crime is generally down, including a decrease in the incidents of “puffers.” Some theft is occurring through garage side doors. The Commander’s meeting is scheduled to take place on May 26, 2018 at the Montbello Rec Center with Commander Thomas and Chief White; the Coffee with the Commander is scheduled for April 27, 2018, and the National Drug Takeback Day is scheduled for April 28, for the community.
- Master HOA There was no report from the Master HOA at this time.
- CAB There was no report from the CAB at this time.
- Councilwoman
Gilmore’s Office Councilwoman Stacie Gilmore provided an update on the roadway improvements on 56th Avenue funded from the G.O. bond revenues, including the expansion from Peoria to the west side of Pena Boulevard, which will add two lanes, a median and traffic signals. The area located at 56th and Tower on the Adams County side will be improved with a new on-ramp being built, which is anticipated to ease congestion in the Reunion community. The indoor pool project for the GVR Rec Center is not yet scheduled, but is anticipated to take place within the 10-year period. She will be asking the Public Works Department to look at the intersection at GVR Boulevard and Himalaya regarding traffic alleviation issues, and at the pedestrian cross walks from Himalaya to Picadilly Road. She further reported on the State Land Board land at GVR Boulevard and Tower Road, a portion of which is being purchased by a commercial developer. The mineral rights were excluded from the sale.

Councilwoman Gilmore responded to various questions from the public.

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- Public Comment On behalf of Joyful Journeys, Ms. Lynn Beckman requested the Board consider allowing a Blessing Box to be located at one or more areas within the District. The Blessing Box is a non-faith based project, which contains non-perishable items for the community, located in unlocked metal boxes. Ms. Beckman answered several questions from the Board. Ms. Duffy stated that she would review the proposal for follow up.

Community representatives Leah Patterson, Chris Laurence and Kimberly Braziel presented the Board with a petition to move neighborhood mailboxes, signed by 12 persons, to have the community mailboxes currently located on Chaffee Place moved and to be located on Andes Way as a safer location. The residents are looking for assistance from all potential parties. Ms. Duffy stated that this box is located on District-owned property.

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

- Approval of Minutes The minutes of the regular meeting of the Board of Directors held March 21, 2018, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with abstention from Director Rohrer.

- Attorney's Report Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials, with details regarding recent legislative activity, and the upcoming new terms of office following the 2018 directors' election.

Board Reports:

- March Financials Director George presented the financial report for the period ending March 31, 2018. He reviewed details of the expenditures exceeding \$5,000, the property tax collections for the period, and the District's water usage for the period. Upon motion, second and unanimous vote, the Board approved the March financial report as presented.

- District Manager's Report Ms. Duffy presented highlights from her manager's report, including her goals update, and the final Standard Operating Procedures Manual, presented and approved at the last meeting.

Discussion Items / Unfinished Business:

- Building Update Ms. Duffy provided an update on the new maintenance building,

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noting that the new landscape plans have been submitted to the City for approval. A Certificate of Occupancy is expected by June 15, 2018.

- Personnel Manual Review
Ms. Duffy reviewed with the Board the proposed modifications to the District's Personnel Manual. The Board reviewed and discussed each proposed change. After further discussion, and upon motion, second and unanimous vote, the Board approved the modifications to the Personnel Manual as presented and discussed.
- Security Camera Update
Ms. Duffy presented the Board with the proposed materials and scope of work for the acquisition and installation of eight security cameras for the new maintenance building, in the amount of \$5,690. The Board reviewed the specifications and the proposed location for each of the cameras, and further discussed the potential zoom feature for the cameras. Officer Putnam noted that the Denver Police Department has recently published specifications for security cameras which are compatible with police department needs. Following further discussion, and upon motion, second and unanimous vote, the Board approved the expenditure, including the zoom feature, subject to confirmation of the specification with those of the police department, and the execution of the work pursuant to the District's form of agreement.

Discussion Items / New

Business:

- Landscape Contract Update
Ms. Duffy reported on the difficulties the District has had in finding appropriate labor for landscape work. She suggested the Board consider increasing the scope of work for the First Class Sprinkler contract, to include adding rock beds and aeration services. Following further discussion, and upon motion, second and unanimous vote, the Board authorized an amendment to the contract increasing the scope, with a not to exceed amount of \$75,000.
- Cleaning Contract
Ms. Duffy proposed a cleaning service and contract for the District's administration building, to keep up with the cleaning needs and appropriately use staff time. The Board agreed to review proposals at an upcoming meeting, including a cost analysis related to potential staff time savings.
- Community Garden Project
Ms. Duffy stated that she has been presented with a proposal from a girl scout who is working on a badge, for creation of a

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community garden project. Ms. Duffy distributed to the Board picture descriptions of sample projects which may be considered for the District's community garden. The Board acknowledged an interest in learning more, and requested that the girl scout attend the next meeting with a presentation on the proposed project(s).

Director Items

There were no director items brought forth at this time.

Other Business

Ms. Duffy requested the Board members consider their interest in attending the Special District Association Conference in September, 2018.

There was no other business for discussion at this time.

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 7:55 p.m.

Secretary for the Meeting