

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, June 20, 2012, 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:

Michael George, President  
Michael Haskins, Director  
Mary Schumer, Secretary  
Roger Rohrer, Director  
Elaine Smith, Director

Absent: Fenna Tanner, Vice President (absence excused)  
Anthony Noble, Treasurer (absence excused)

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Mariann Toomey, District residents; Ty Holman\*, Haynie & Co.; Chris Dropinski\*, Green Play, LLC.

[\*Arrived / departed when indicated.]

### Call to Order

Director Michael George noted that a quorum of the Board existed with five directors present. Thereafter, Director George 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 upon motion, second and unanimous vote, the Board approved the agenda as presented.

### 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

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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.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held May 16, 2012, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented.

## Public Comment Period:

### - Denver Police Dept.

There were no representatives from the Denver Police Department present for comment.

### - Public Comment

There were no comments from the public at this time.

### - HOA

Ms. Toomey reported that the HOA has elected new officers, including Jim Tanner, President, and Paula McClain, Vice President. She also reported that the recent neighborhood garage sale was a huge success.

### - CAB

Director Smith indicated that the CAB has been involved in the oil and gas fracking discussions. She attended a meeting on Wednesday evening where it was suggested that the GVR community collectively voice its concerns. Mr. Pimental added that the library is putting together a collaboration of facts to include in the District's newsletter. Director Rohrer agreed that the fracking issues should stay on the District's radar. Director Haskins stated that it will take a minimum of 18 months before any drilling permit can be issued.

There were no further comments from members of the CAB at this time.

### - Other

There were no other comments at this time.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report, which identifies outstanding items for the Board; the report this month is limited to the discussion on the final contract with Green Play consultants for park and rec master planning services.

## Board Reports: May Financials

Mr. Pimental presented to the Board the financial report for the

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District for the period ending May 30, 2012, including property tax collection report. He noted the receipt of the District's insurance claim revenues. Following discussion, and upon motion duly made, seconded and a unanimous vote, the Board accepted the May financials as presented.

## Claims Report

Mr. Pimental also reviewed with the Board the revised listing of claims payable through current date. Upon motion duly made, seconded and a unanimous vote, the Board approved the payment of claims as presented.

## Presentation of 2011 Audit

Mr. Ty Holman of Haynie & Co., presented the District's proposed audit for 2011 to the Board. Mr. Holman provided Board members with handout materials to assist in the presentation. Mr. Holman described the three parts of the audit, planning, fieldwork and reporting. As a result of the audit, the auditors are able to provide a clean opinion, finding no deviations from GAAP, and noting that the financial statements presented throughout the year to the Board are fair and accurate.

Following the review of the audit and follow-up discussion, upon motion by Director Smith, second by Director Schumer and unanimous vote, the Board accepted the 2011 audit as presented. The Board thanked Mr. Holman for the presentation, and thanked staff for its work in preparation for the audit.

[\*Mr. Holman departed at this time.]

## District Manager's Report

Mr. Pimental referred the Board members to his written monthly report, and reported on the highlights. He announced a Denver-sponsored "Community Forester Workshop" and provided additional details for interested persons. Denver's Mayor Hancock is holding a Town Hall Meeting at the Rude Recreation Center on June 30, 2012.

Mr. Pimental advised that the District will be getting six new trash cans and benches to be placed at the District's most highly-used bus stops.

Mr. Pimental reported on the disc golf "demo day," noting that it was reasonably well-attended and served the purpose of showing Denver that the sport can occur in the park safely. The time frame for the development of the course will occur in coordination with the ability of the District to use its seasonally-

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employed staff, and should occur before the Fall.

Next, Mr. Pimental reported that the District administration building front garden is now complete, through efforts led by Mariann Toomey for the installation of the perennials. Ms. Toomey added that this will be a three-season garden.

Director Smith commented on the detention pond at 43<sup>rd</sup> Avenue, noting that the pond on the south side appears to be well-kept, but the north side appears to be deficient in its maintenance. Mr. Pimental will check on this.

There was discussion about the Barcampsia grass status. Mr. Pimental advised that the District did not do a “full killing” of all of the vegetation due to the timing constraints last Fall, and instead did a “scrape.” Staff will be working on weed control. The District should expect a time frame of two to three years for full germination of the grass. The recommendation from Poudre Valley Coop is to integrate an Armadillo grass seed / blue grass hybrid into the area for greater coverage. This is also a low water consumption turf grass.

## Discussion Items / Unfinished Business

### - Delegation of District Committee Membership

Mr. Pimental referred the Board members to his memo identifying the 2012 District Committees and their members. Directors Haskins and Rohrer agreed to participate in the compensation committee. The Board agreed to have each Committee individually confirm the members and their continued commitment to serve.

### Green Play Contract for Park and Rec Master Planning Services / GOCO Grant Award

The Board discussed the proposed contract for the park and rec master planning services to be provided by Green Play, LLC. The Board discussed a desire that the contract language specifically reflect that payment of an invoice be subject to acceptable performance of services by the contractor. Ms. Dropinski stated that Green Play intends its services be performed in a manner that is acceptable to the District, and will work closely with the District to assure acceptable performance. Ms. Dropinski also suggested that the term of the contract be modified to have a completion date of March 30, 2013, rather than December 31, 2012, to accommodate the delayed start of the project.

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Mr. Pimental reported on the award of the GOCO grant funds to the District in the amount of \$40,000. He stated that the District scored 3<sup>rd</sup> out of the 17 applicants; funds were awarded to the top five entities. The \$40,000 will be applied to the park and rec master planning services project. The GOCO contract has not yet been provided to the District, and is expected to be presented for Board approval at the next meeting.

Following further discussion, and upon motion, second and unanimous vote, the Board approved the contract with Green Play, LLC, subject to the two modifications discussed.

Follow up re Security Enhancements

Mr. Pimental provided the Board with the results of the research and vendor communications for enhancements to the District's parking lot security equipment. He reported on the vendor proposals for the external and internal camera upgrades and the lighting proposals. He noted that an increase to the District's lighting would require the District to upgrade its circuit board. Alternatively, the District may switch to the use of LED lights, which provide greater lighting without the cost increase or increase in electrical demand. The Board discussed the potential for the lighting affecting the neighbors; it should not be a problem as it is installed as "down lighting."

Mr. Pimental stated that he is still waiting to obtain a quote from an additional electrician and security representative. The Board agreed that it would like to proceed with this project quickly, and directed Mr. Pimental to move forward with the lighting as discussed, for an amount not to exceed \$8,000. The camera security improvements will be further discussed at the next meeting once a third bid is received.

Discussion Items / New Business

There were no new business items for discussion at this time.

Director Items

Director Smith advised that "Senior Law Day" is coming up on July 28, 2012 at the Denver Merchandise Mart; Mr. Pimental indicated that the District may be able to provide transportation to the facility as a day trip for seniors if there are adequate sign ups and desire for that service.

There were no other director items at this time.

Additional Public Comment

There was no other public comment at this time.

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Executive Session

There were no items for executive session at this time.

Other Business

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 8:30 p.m.

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Secretary for the Meeting