

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 21, 2021, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public via Go To Meeting.

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:

Tim Camarillo, President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director
William Thomas, Director

Absent: Matt Stallman (absence excused).

Also in attendance were: Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

Call to Order

Director Camarillo noted that a quorum of the Board was present with five directors in attendance. Thereafter, Director Camarillo 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.

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.

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No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time.
- Master HOA There were no comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 17, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She discussed recent modifications to the State's executive orders and Denver orders regarding requirements related to the COVID-19 pandemic. She also highlighted proposed bills currently in consideration by the 2021 legislature which may impact the District.

Board Reports:

- March 31, 2021 Financials

Director Noble presented the financial report and claims payable for the period ending March 31, 2021. He noted the expenditures exceeding \$5,000, including the final payment (not including withheld retainage) to Commercial Fence and Iron Works. He reviewed the status of the District's property tax collections for the current period, and reviewed the water expenses and comparisons to prior periods.

Director West inquired into the District's level of coverage for auto liability, which Ms. Duffy noted the District has full coverage. He reviewed the costs for snow removal; Ms. Duffy stated that this expense was for two days of work by an outside company during the recent storm, to assist the District in snow removal during the extraordinary event. She noted that this was the first time in her experience with the District that the additional work was necessary. Director West also inquired into

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the District's snow removal equipment, which has been budgeted for the potential replacement of the gator vehicle in 2021.

Director Gravenson inquired as to the District's financial status in the event of payment of all of the District's outstanding liabilities debt, and remaining funds. Director Noble responded with the calculations shown in the District's financial report.

After further discussion, and upon motion, second and unanimous vote, the Board accepted the March financial report and approved the claims as presented.

- District Manager's Report

Ms. Duffy noted that the regular Board meeting scheduled for the 3rd Wednesday of May has been moved to the 2nd Wednesday, due to planned absences.

Ms. Duffy asked the Board for thoughts and direction regarding the District's administration building and current maintenance requirements versus the possibility of a new building, which will impact maintenance decision-making. Currently, Ms. Duffy is considering maintenance and repairs to the District's parking lot, decks, and other areas. The materials and method for repairs will be impacted based on whether the District chooses to remain long-term in the existing building, or whether a new building is more appropriate. The Board requested Ms. Duffy prepare a presentation including the pros and cons of the options, including cost estimates. The Directors discussed issues of short-term repairs versus long-term design, location of the building, staff safety during building construction, disruption to the normal course of business, and costs. The current building was permitted for occupancy in 1983.

Ms. Duffy reported on the status of the fence project "phase 3", noting that paperwork is being worked on for the publication of notice of final payment and release of retention. She is looking at options toward "phase 4" of the project.

The Cottonwood tree has been removed from the pond, by the GR8 Work Services contractor. The plaque for Director West has been ordered, but has not yet arrived for installation.

Ms. Duffy followed up regarding the board vacancy advertisement, noting that a description of the position and requirements has been provided to Director West, who has

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shared the information with Councilwoman Gilmore for posting. Other suggestions from the Board included adding a board “rider” to the District’s signage.

Discussion Items /
Unfinished Business:

The Board reviewed the absence of Director Thomas for the March meeting; he apologized for missing the meeting due to his oversight.

Discussion Items / New
Business:

- IGA with Town Center Metro District, F. 35

Ms. Duffy presented the proposed Intergovernmental Agreement between GVR Metro District and Town Center Metro District, noting that this IGA has similar terms and conditions as the previous IGA with Ebert Metro District, which was terminated in December 2020. The IGA provides for Town Center to perform landscaping services to common areas for which GVR has responsibility, which lie next to the Town Center Metro District boundaries, with the costs to be paid by GVR. She noted that the rate of \$0.25/sq.’ is competitive for the type of services to be performed, with a 2% increase each year, and an opportunity to renew every five years. The IGA may be terminated by either party with 60 days’ notice. Director West inquired as to the monitoring of the services being performed. After further discussion, and upon motion, second and unanimous vote, with one abstention (Director West), the Board approved the IGA as presented.

Director Items:

Director Gravenson proposed that the District consider putting together a formal training package, which identifies how the Directors function as a board collectively and individually; to include the history of the District, the kinds of projects performed by the District, planning processes, and expectations for new and existing Board members. Director Camarillo suggested the Board consider the assessment plan he prepared for the District as part of his Master’s program. Ms. Vander Wall reminded the Board that there is a “Board Member Manual” prepared by the Special District Association that is circulated to all Board members, which includes a description of all responsibilities of special district directors based on Colorado laws. Director Thomas asked Ms. Duffy about growth in the area and what the District supports; she noted that the GVR Metro District is built out and done growing, but it continues to address trash issues as neighboring areas grow. Director West

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asked about the number of police cars and police presence in the area. Ms. Duffy stated that this has decreased significantly over the last few years; she suggested that anyone who is interested should reach out to Councilwoman Gilmore's office and the police department to express need for more police.

Director Camarillo announced he will be receiving his 2nd COVID vaccine shot in a few days.

Ms. Duffy confirmed that the Board would like to continue using the microphones at the meeting, as needed.

There were no other director items brought forth 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 8:05 p.m.

Secretary for the Meeting