

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 18, 2017, 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
Michael George, Treasurer
Stephanie Brack, Vice President
Roger Rohrer, Secretary
Matt Stallman, Director

Absent: Anthony Noble and Tim Camarillo (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Jim Tanner, Debbie Tom, community members; Magen Elenz*, Councilwoman Stacie Gilmore's office, Denver District 11; Rose Thomas, GVR Master HOA, and Officer Jay Casillas*, Denver Police Department District 5.

[*Departed where indicated.]

Call to Order

Director Tanner noted that a quorum of the Board was present with five 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. Upon motion, second and unanimous vote, the Board approved the agenda as submitted.

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 Jay Casillas reported on crime statistics for the prior period, noting that crime is down. He advised that the cooler weather is causing an increase in the number of car thefts due to “puffer cars”, or vehicles that are left running unattended to warm up during cold weather. He reported on the upcoming Halloween party at the police academy and coffee with the commander at the Montbello Rec Center. He provided information regarding the realignment of the District 5, which will create more areas of responsibility.
- Master HOA Ms. Rose Thomas announced that the revised Greenbook and the pre-approved paint book have been distributed. A contest is being held on painted homes, showing before and after pictures. The HOA now has two new board members, for a total of 6, with one vacancy remaining. The annual seed swap is scheduled to take place on November 18, 2017 at the GVR library.
- CAB In the absence of Ms. Toomey, Mr. Tanner reported on the recent CAB meeting. There was not a majority at the meeting; the members discussed the recent police report and crime statistics, and the start of the construction of the townhome project.
- Councilwoman
Gilmore’s Office Ms. Magen Elenz provided several updates. She reported on the upcoming District 1 holiday party scheduled for December 8, 2017 at the Crown Plaza; the leaf drop program, the community Fall Festival at the Evie Dennis campus, taking place this weekend, and a “Housing 101” session, also taking place at the Evie Dennis campus. She noted that Denver’s G.O. bond will be on the November ballot, requesting approval to spend approximately \$69m. on capital improvements.
- Public Comment There was no other public comment offered at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held September 20, 2017, were read. Upon motion, second, and

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unanimous vote, the Board approved the minutes as presented, with an abstention from Director Rohrer.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials, including a brief update on the maintenance services building project, and discussions regarding modifications to the covenant enforcement services agreement with the HOA.

Board Reports:

- September Financials

Director George presented the financial report and claims payable for the period ending September 30, 2017, and reviewed the status of the property tax collections through such date. The Board discussed the interest rate on ColoTrust versus CD rates. It was noted that the District's water expenses are approximately \$34,000 higher than what was spent at this time last year. After motion, second and unanimous vote, the Board accepted the September financial report as presented.

- District Manager's Report

Ms. Duffy reviewed her Manager's report with the Board. She announced the Trunk or Treat event taking place in the Oakwood parking lot, on October 28, 2017; there are currently 30 vendors signed up to participate. She reported that after polling the Board, the recommended date for the volunteer reception dinner has been established as Saturday, January 20, 2018 at 6:00 p.m.; the Board agreed.

She reported on her letter sent to the Bungalows association regarding the common area cleanup; the sidewalk at 48th Avenue, which is still waiting for a contractor, and the notice of public hearing received on the horse property. She discussed the installation of large signs by Oakwood on District property in violation of the District's sign policy; the Board directed Ms. Duffy to provide notice of the violation to Oakwood, and request their removal by a fixed date after which the District would charge its costs of removal back to Oakwood.

Ms. Duffy discussed the issue of the District's joint newsletter shared with the HOA, noting that the District does not have many items for reporting in the newsletter, and asked for thoughts on whether to discontinue the newsletter. After further discussion, the Board agreed to transition out of participating in the joint newsletter. During the transition period, the newsletter

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would be posted on the District's website.

[*Officer Casillas departed during this discussion.]

Ms. Duffy reported that the District has received notice that it is now a "partner" with Denver Public Schools. She believes this will make it easier for the District to access DPS facilities for District programs and activities.

Ms. Duffy reported on staffing, noting that the District is still looking to hire a supervisor for the covenant enforcement services. A new assistant has been hired to assist in the office, which makes other personnel available to perform property investigations.

Discussion Items / Unfinished Business:

- Landscape Contractor Ms. Duffy reported on her research regarding landscape contractor services, and the potential replacement of TerraCare. She received proposals from Brightview, Metco and First Class Sprinkler and Landscape. Based on the proposals received and responsiveness to the District's RFP, First Class Sprinkler and Landscape appears to be the proposer that will be recommended for contract services. The Board agreed to proceed with First Class Sprinkler and Landscape, and review a contract for services at the next meeting. The Board also directed Ms. Duffy to provide references for the company.
- Maintenance Building Update Ms. Duffy provided an update on the maintenance building project, including photographs of the installation of the building walls. She presented a proposed change order for the project management services contract with Crestone Consultants, to increase the not to exceed pricing by \$25,000 to a revised amount of \$90,000. Following further discussion, and upon motion, second and unanimous vote, the Board authorized the change order as presented, with an abstention from voting by Director George.
- Camera Equipment Update Ms. Duffy reported on her review of the security camera equipment proposal, and noted that the price has since increased by \$3,000. She will solicit additional proposals for further review.

[*Ms. Magen Elenz departed following this discussion.]

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Discussion Items / New Business

- Presentation of Proposed 2018 Budget

Ms. Duffy presented a summary of the District's 2018 draft budget to the Board. She noted that the District's preliminary assessed valuation has increased from the prior year, from \$88,008,100 to \$108,128,520. The current draft budget proposes to maintain the District's mill levy at 20.094 mills; the Board may wish to change the mill levy based on funding requirements for its fence, landscape and xeriscape project goals. She reviewed the District's general fund categories of services, including their revenues and expense requirements.

The public hearing on the District's proposed budget is scheduled to take place at the Board meeting in November.

Director Items

There were no director items brought forth at this time.

Other Business

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

Executive Session

A motion was made to go into executive session for the purpose of development of negotiating positions and strategies regarding the proposed modifications to the Master HOA contract, to receive legal advice following consultation with the attorney, authorized pursuant to Section 24-6-402(4)(b) and (e), C.R.S., at 7:45 p.m.

The Board returned from executive session at 8:00 p.m. and affirmed that no actions had been taken while in executive session.

Director Appreciation

The Board noted that Director Brack is expected to depart the Board as a result of her leaving her home in the District. Director Tanner presented Director Brack with a plaque in appreciation of her service to the District as a member of the Board of Directors.

The Board discussed the upcoming May 2018 election and whether to appoint an individual to the vacancy or allow the vacancy to be filled via the election process. No action was taken at this time.

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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 8:12 p.m.

Secretary for the Meeting