

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 21, 2019, 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:

Matt Stallman, President
Anthony Noble, Secretary
Eric Gravenson, Director
Tim Camarillo, Director
William Thomas, Director

Absent: Roger Rohrer (absence excused).

Also present were Micaela Duffy, District Manager, and Teri Cordova, Office Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Mariann Toomey, District resident; Rose Thomas, Master HOA; and Melissa Sotelo*, Office of Councilwoman Stacie Gilmore, Denver District 11.

[*Arrived where indicated.]

Call to Order

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

Approval of Agenda

The Board reviewed and 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.

Public Comment Period:

- Denver Police Dept. There were no representatives nor comments from the Denver Police Department at this time.
- Master HOA There were no representatives nor comments from the HOA at this time.
- CAB There were no representatives nor comments from the CAB at this time.
- Councilwoman
Gilmore's Office On behalf of Councilwoman Gilmore's office, Ms. Duffy reported on an upcoming public meeting scheduled for September 10, inviting public comment regarding the proposed pool design. There is a town hall meeting scheduled for August 22 regarding oil and gas issues with Representative James Coleman and Stacie Gilmore.

Director Gravenson suggested that Rep. Coleman be invited to attend a future District Board meeting.
- Public Comment There were no comments from the public at this time.

Interview Board Candidates

Ms. Duffy reported that the District has received two letters of interest to fill the vacant position on the Board of Directors. One of the candidates has since indicated that she will be moving out of the District soon, and therefore appears to be no longer a viable candidate. Ms. Mariann Toomey introduced herself as a resident of the District since 1987, and is interested in serving on the Board. Ms. Duffy asked Ms. Toomey pre-prepared interview questions to learn more about Ms. Toomey and her interest in the District and her goals. Board members followed up with additional questions. Final Board consideration of the director candidates was deferred to later in the meeting.

[*Ms. Sotelo arrived at this time.]

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- Approval of Minutes The minutes of the regular meeting of the Board of Directors held June 19, 2019, and the special meeting held July 8, 2019, were read. Upon motion, second, and unanimous vote, the Board approved both sets of minutes as presented. Director Noble abstained from approval of the June 19, 2019 minutes.
- Public Comment (cont'd) –
Councilwoman Gilmore’s
Office Ms. Sotelo introduced herself as a representative from Councilwoman Stacie Gilmore’s office, District 11. She reported on the upcoming meetings regarding pool design and the town hall meeting, as previously announced by Ms. Duffy.
- Attorney’s Report Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials, including details regarding the status of the fence project. She recommended that the Board enter executive session for discussion of the proposed settlement of outstanding claims regarding the maintenance building project.
- Board Reports:
- June and July 2019
Financials Ms. Duffy presented the financial report and claims payable for the period ending June 30 and July 31, 2019, including the claims payable. She shared the budget process calendar of events and memorandum provided by legal counsel. Upon motion, second and unanimous vote, the Board approved the June and July financial reports as presented.
 - District Manager’s
Report Ms. Duffy presented her manager’s report to the Board. She reminded the Board of the early meeting in September, to accommodate attendance at the annual Special District Association conference, in Keystone, Colorado.
 - Report from
Conservation
Committee Director Gravenson reported on the recent initial meeting of the newly formed conservation committee, at which he, Ms. Duffy and Mr. Ken Albert were the only attendees. The committee identified Chaffee Park, located at Andes Way and Chaffee Place, to be a representative area for the committee to explore conservation measures. Director Gravenson noted that the purpose of the committee is to conserve net resources and expenditures of labor for maintaining areas. He noted that the District spends approximately \$250,000 per year on water. Chaffee Park is served by one single meter. He would like to change the properties of the turf to lower the maintenance and xeriscape costs. Based on the outcome of this example, the District could expand its conservation efforts to additional areas within the District. This park requires approximately \$3,000 per

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year to irrigate; replacement with rock and/or mulch will reduce this expense.

Director Thomas requested that the committee take steps to ensure that the impacted neighbors are engaged in the process. Director Noble requested that the Park regain some amount of green turf, and that the committee efforts be consistent with the HOA covenant requirements. The Board discussed live vs artificial turf relative to pet feces.

Discussion Items / Unfinished Business:

- Newsletter

Ms. Teri Cordova, Office Manager, presented her research regarding options for the preparation and dissemination of a District/HOA newsletter. She shared the costs and limitations regarding the use of “Mail Chimp” for sending the newsletter. She shared examples of a newsletter format, for both the District and the HOA. The Board discussed using links in its website for access to the District’s newsletter. Director Gravenson requested that the newsletter only be sent if it contains substantive content. Ms. Duffy suggested that the newsletter be produced on a quarterly basis. After further discussion, the Board directed staff to proceed with a District and HOA newsletters which is made available through the new VMS system by a link, on a quarterly basis, beginning in January, 2020.

- 2018 Audit

Ms. Duffy reported that the District’s 2018 audited financial statement is complete, with a clean opinion, and provided copies of the final report to each Board member. Upon motion, second and unanimous vote, the Board accepted the 2018 audit report as presented.

Discussion Items / New Business

Ms. Rose Thomas announced the date and Hawaiian theme for the final Farmer’s Market event.

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

Director Items

Director Thomas announced that he is now officially retired.

There were no director items brought forward at this time.

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Executive Session

At approximately 7:44 p.m., a motion was made to go into executive session for the purposes of development negotiating positions and strategies regarding a proposed settlement in connection with the agreement for architect services in connection with the maintenance services/community building project, and consultation with the attorney on specific legal questions thereon, authorized pursuant to § 24-6-402(4)(e) & (b), C.R.S. All Board members, legal counsel and Ms. Duffy were in attendance.

The Board returned from executive session at approximately 7:54 p.m. and affirmed that no actions had been taken while in executive session.

Discussion regarding Settlement of Maintenance Building Claims

Upon motion, second and unanimous vote, the Board approved the proposed settlement of claims in connection with the agreement between ABO and the District for architect services related to the maintenance building, in the amount of \$2,512.49, and authorized execution by the District manager.

Appointment of Director to Vacancy

The Board discussed the candidates for the vacancy; upon motion, second and unanimous vote, the Board agreed to appoint Ms. Mariann Toomey to the position. It was determined that the appointment and oath of office would take place at the next Board meeting.

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 8:00 p.m.

Secretary for the Meeting