

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, November 20, 2024, 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:

Eric Gravenson, President
Lyman West, Vice President
Charles Britton, Secretary/Treasurer
Joyce Bennett, Director
Anthony Noble, Director
Matt Stallman, Director

Absent: None.

Also in attendance were Joan Fritsche, Fritsche Law; Micaela Duffy, District Manager, GVR Metropolitan District; and a resident (unable to read name).

Call to Order

Chairman Gravenson noted that there is a quorum of the Board in attendance and called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda. A motion was made and seconded to approve the agenda as presented, and upon a vote of four in favor, and two opposed (Director West and Director Britton), the Board approved the agenda.

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. There were no conflicts of interest presented.

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Public Comment Period:	There were no comments at this time from members of the public.
Director Items	There were no director items presented.
Appointment of Secretary	After discussion of the role of the Secretary, a motion was made by Director Noble, seconded by Director Stallman to appoint Micaela Duffy as the Secretary to the Board. A vote of four in favor and two opposed (Director West and Director Britton), the motion passed.
Budget Hearing	Director Gravenson called the budget hearing to order at 6:38 pm. There was one homeowner present. Ms. Duffy presented a budget overview. The Board discussed the budget and the mill levy. The public hearing was closed at 6:59 pm.
Approval of the Budget	A motion was made by Director Noble and seconded by Director Stallman to approve the budget. With a vote of four in favor and two opposed (Director West and Director Britton), the budget was approved.
Approval of Mill Levy	A motion was made by Director Gravenson and seconded by Director Noble to approve the mill levy at 20.094 mills if the District is unable to do a second-year reduction, and at 15.094 if the District is able to do a second-year reduction. Upon a vote of four in favor and two opposed (Director West and Director Britton), the motion passed.
Approval of Minutes	<p>The minutes of the regular meeting of the Board of Directors held October 16, 2024, were reviewed. A motion was made by Director Noble, seconded by Director Stallman, to approve the minutes as amended. With a unanimous vote, the minutes were approved.</p> <p>As there was not a quorum present at the October 29, 2024 meeting, the minutes were not required.</p> <p>The minutes of the special meeting of the Board of Directors held October 30, 2024, were reviewed. A motion was made by Director Noble, seconded by Director Bennett, to approve the minutes. With a vote of four in favor, one opposed (Director Britton) and one abstention (Director Stallman), the minutes were approved.</p> <p>The minutes of the special meeting of the Board of Directors held November 13, 2024, were reviewed. A motion was made by Director Stallman, seconded by Director Noble, to approve the minutes. With a vote of four in favor, and two opposed (Director Britton and Director West), the minutes were approved.</p>

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Board Reports:

- Financial Reports The financial reports for the period ending October 31, 2024, were reviewed. A motion was made by Director Noble, seconded by Director Gravenson, and upon motion and unanimous vote, the financials were approved.

- President's Report Chairman Gravenson did not present a report.

- District Manager's Report Ms. Duffy presented the board with an update on the snow removal program. Additional questions were presented regarding her report and were answered.

Discussion Items / Unfinished Business:

M. Fritsche presented a memo with an overview of the HOA agreement. There was a discussion regarding the information presented.

Discussion Items / New Business:

- Election Update Ms. Fritsche discussed options with the Board regarding sending out notice to owners regarding the upcoming election for the Board. The board also discussed using that mailing to send the owners information regarding the District. A motion was made by Director Stallman and seconded by Director Noble to send out the call for nominations with a letter regarding the District and the Board to all homes in the District. With a vote of four in favor and two opposed (Director West and Director Britton) the motion passed.

Executive Session

There was no executive session.

Adjournment

Upon a motion duly made by Director Noble, seconded by Director Britton, and unanimously carried, the meeting was adjourned at approximately 9:06 p.m.

Secretary to the Board