RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 19, 2026, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado, and remotely via Zoom.

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: Anthony Noble, President Eric Gravenson, Vice President Matt Stallman, Treasurer Joyce Bennett, Director Mark Weimer, Director Lyman West, Director Absent: Charles Britton, Director Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law.
Call to Order	Director Noble 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 by Director Gravenson, seconded by Director Bennett, to approve the agenda. Upon a vote of five in favor and one opposed (Director West), the agenda was approved.
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.

Public Comment Period:	There were no members of the public present.
Director Items	Director West shared concerns regarding items he presented in the prior meeting not being addressed. Director Weimer thanked Ms. Duffy and Ms. Fritsche for taking time to do an orientation with him. He also stated he has questions related to the audit and meeting schedules, and shared thoughts regarding the surplus of funds. Director Noble shared the need to have a discussion regarding Director Items and possible ways for the Directors to request items be added to future agendas for discussion.
Approval of Minutes	The minutes of the regular meeting of the Board of Directors held July 15, 2026, were reviewed. A motion was made by Director Weimer, seconded by Director West, to approve the minutes with one adjustment. The motion passed unanimously.
Board Reports:	
- Financial Reports	The financial reports for the period ending July 31, 2026, were reviewed. A motion was made by Director Gravenson and seconded by Director Weimer to approve the financials. Upon a vote of five in favor and one opposed (Director West), the financials were approved.
- District Manager's Report	Ms. Duffy shared the information in her report and responded to questions. She will also research questions that were not able to be answered directly and will include them in her report for the next meeting. Ms. Duffy also discussed with the Board the need to replace the split rail fencing and requested directions from the Board to move forward with preparing the RFP to obtain quotes for this project. A motion was made by Director Weimer, seconded by Director Gravenson, and with a unanimous vote to approve moving forward with preparing the request for proposal for split rail fence replacement.
New Business:	
- Snow Removal program for 2026/2027 season	Ms. Duffy asked if the Board would like to continue the snow removal program for seniors and disabled residents within the District. After discussion, all agreed to continue the program and directed Ms. Duffy to obtain proposals for Board review.

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- Preparation for District Manager evaluation	Director Noble shared that September is the time for evaluation of the District Manager. He stated he will propose what process will be used for review at the next meeting and that it would include review and pay adjustment recommendations.
Excuse Absence	Director West stated that Director Britton contacted him and let him know he would not be at the meeting due to an emergency. A motion was made by Director Stallman and seconded by Director Weimer to excuse Director Britton. With a vote of four in favor and two opposed (Director Bennett and Director Gravenson) the motion passed.
Executive Session	There was no executive session.
Adjournment	Upon a motion made by Director Weimer, seconded by Director Stallman, with all in favor the meeting was adjourned at approximately 8:13 p.m.

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Secretary to the Board