

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 21, 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 was Micaela Duffy, District Manager, GVR Metropolitan District.

### 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 five in favor and one opposed (Director West), 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.

### Public Comment Period:

There were no members of the public present.

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- Director Items
- Director West asked if all Board members have read the mission and vision statements and oath of office that are listed on the agenda. Chairman Gravenson read all three out loud and asked if there were any questions.
- Director Britton stated he would like to see more involvement from all Board members.
- Director Bennett presented a postcard she received from Denver regarding the ADU's that were approved and had questions regarding how this would affect the District. The Board discussed their understanding of the new law and where additional information could be found. Director Stallman indicated he understood it did not impact Green Valley Ranch.
- Approval of Minutes
- The minutes of the regular meeting of the Board of Directors held July 17, 2024, were reviewed. A motion was made by Director Noble, seconded by Director Stallman, to approve the minutes with two adjustments. With a vote of four in favor and two opposed (Director West and Director Britton) the minutes were approved.
- Board Reports:
- Financial Reports
- The financial reports for the period ending July 31, 2024, were reviewed. A motion was made by Director Noble, seconded by Director West, and upon motion and unanimous vote, the financials were approved.
- President's Report
- Chairman Gravenson shared that he has met weekly with the District Manager to discuss the status of ongoing projects.
- District Manager's Report
- Ms. Duffy presented her report to the Board.
- Ms. Duffy presented the board with a prototype sign for the snow removal program. The board discussed changes to the sign, requirements for the program, and potential scripts to use for homeowners that call in interested in the program. A flyer was also presented that will be included in the HOA's annual mailing and the voicemail set up to receive calls.
- Discussion Items / Unfinished Business:
- Chairman Gravenson reminded the Board that at the September meeting there will be a discussion regarding the HOA agreement.
- Executive Session
- There was no executive session.

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Adjournment

Upon a motion duly made by Director Stallman, seconded by Director Noble, and unanimously carried, the meeting was adjourned at approximately 8:34 p.m.

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Secretary for the Meeting