

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 19, 2023, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public 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
William Thomas, Vice President
Tim Camarillo, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director
Joyce Bennett, Director
Matt Stallman*, Director

[*Arrived where indicated / Participating via Zoom.]

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Denver Police Officers Commander Marion Penn, Lieutenant Dan Dun, Sector Two Lieutenant Unser*, and Community Resource Officer Katherine McCandless*.

[*Participating via Zoom.]

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.

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Approval of Agenda The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board 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 counsel advised that written disclosures of the conflicts of interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police
Dept. District Five Commander Marion Penn introduced himself and other members of the Denver Police Department in attendance, and provided background information. He noted that there will be a Commander's meeting on April 20 at 6:00 p.m., to be held virtually. He also reported on other upcoming events sponsored by the Denver Police Department, including Coffee with the Cops, Lincoln Tech Car Show, Apprenticeship at Montbello High School, and Drug Take Back Day. Director Thomas inquired about the Neighborhood Watch program, it was noted that the CRO can assist in getting it established. Director West inquired as to a decreased police presence; the Commander noted that the area has grown tremendously, and that they are trying to increase presence.

[*Director Stallman joined at this time.]

[*Lieutenant Unser and Commander Penn departed at this time.]

- Master HOA There were no comments from the Master HOA.

- CAB There were no comments from the CAB.

- Councilwoman
Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.

- Public Comment Director Gravenson accused the Board of conducting an unauthorized meeting on March 15, 2023, willfully violating the Colorado Sunshine Law, C.R.S. § 24-6-402.

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Director Gravenson stated he was absent on the aforementioned date and therefore disavows any culpability or responsibility for all activities of the Board on March 15, 2023.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 15, 2023, were read. Director Gravenson identified a typo error on page 4, where the word “execution” needs to be corrected to read “executive.” Director West stated that he did not recall a discussion regarding potential impacts and District actions, in the event the Gator’s scheduled delivery is not met. Some other Board members did recall the discussion. After further discussion, and upon motion, second and a vote of six in favor and one opposed (Director West), the Board approved the minutes with typographical correction to be made on page 4, as discussed.

Attorney’s Report

Ms. Vander Wall directed the Board members to counsel’s written legal report, including information regarding the vacancy which will occur on the Board following the May 2023 Directors’ election and Director Camarillo’s departure, and certain bills in the Colorado legislature affecting special districts.

Board Reports:

- March 31, 2023
Financials

Director Camarillo presented the financial report and claims payable for the period ending March 31, 2023, including the financial overview, and the District’s property tax collections. Upon motion, second and unanimous vote, the Board accepted the March financial report and claims as presented.

- District Manager’s
Report

Ms. Duffy updated the Board with highlights from her manager’s report. She noted that the fence materials warranty is 10 years for commercial and 25 years for residential. Director West noted there are some discrepancies in the fence; Ms. Duffy noted that these are items that have already been reported to the contractor and are going to be corrected.

She reported that the Gator has arrived at the vendor’s site. The old Gator will be offered for sale at a minimum price of \$3,500 after the new one is received by the District and is in use.

Ms. Duffy reported on the District’s two buses, noting that the blue bus is not being used and suggesting that the District use an auction service offered by the Special District Association for its sale, or

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advertise its sale through Craigslist or similar service. Director Noble asked about the bus' valuation. Ms. Duffy noted that the sale of the bus would provide the District with savings on expenses, including insurance; it also needs a new battery and windshield, among other things. Director Gravenson asked about an objective valuation process; it is a 2012 vehicle that was purchased used, with low mileage. Director West stated that he has spoken with someone at his Credit Union who stated that there is a Blue Book valuation process. The Board agreed to proceed with next steps toward the sale of the blue bus; Ms. Duffy will report back with more details.

Ms. Duffy advised that pursuant to a 2008 settlement agreement with Oakwood, following completion of the roadway from 38th Avenue between Himalaya and Picadilly, and a one-year warranty period, the roadway landscaping will be turned over to the District for ownership and maintenance. This area will be added to the District's landscape contracts at that time for irrigation and maintenance services.

Ms. Duffy reported on the District's website – she noted that the Special District Association has partnered with “Streamline” which can make the website compliant with new criteria regarding accessibility accommodations. She has been attending different trainings on the topic. Streamline requires payment of \$250 to set up the site, and will then host the website and provide maintenance for a monthly fee of \$250. Ms. Duffy would continue to do the routine updates.

Ms. Duffy noted that she is in the process of obtaining quotes for repainting the District's admin building and for the replacement of the decks. Director West requested a minimum of three quotes for each project.

Discussion Items /
Unfinished Business:

The Board reviewed the monthly legal invoice for general counsel services for the recent period. The Board discussed the legal discounts and write-offs provided on the invoice.

Discussion Items / New
Business:

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Director Camarillo shared his appreciation for the opportunity to serve on the Board and provided thanks to each individual. He advised that he may be serving on the Denver Planning Board, or the Cultural Services Board.

Other Business

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 9:22 p.m.

Secretary for the Meeting