

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 15, 2015, 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:

Roger Rohrer, President  
Fenna Tanner, Vice President  
Anthony Noble, Treasurer  
Michael George, Secretary  
Tim Camarillo, Director

Matt Stallman, Director

Absent: Michael Haskins (absence excused).

Also present were Micaela Duffy, District Manager, Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Eric Gravenson, Mariann Toomey, Jack Marshall, Lyman West, Dumebi (Lisa) Ugeh, Manuel Samora, community members; Dave Neubauer and Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Lt. Daryl Miller\*, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

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

### Approval of Agenda

The Board reviewed the agenda, and upon motion, second and

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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 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.

Lt. Daryl Miller reported on crime statistics for the area for the recent period, noting that theft from motor vehicles has increased. He also addressed some comments regarding late night gatherings in the King Soopers parking lot. He advised that the police department is working out security arrangements with the property owner.

[\*Lt. Miller departed at this time.]

### - HOA

Dave Neubauer reported that the HOA meeting has been moved to April 29; he also reported on upcoming meetings of the "Greenbook" and the paint committees. He commented that the Easter egg hunt was very successful.

### - CAB

Ms. Toomey reported that the next CAB meeting will take place next Tuesday, April 21, 2015.

### - Public Comment

Mr. Charlie Foster commented that he had received an email today from Denver, advising that roadway plans for 42<sup>nd</sup> to 45<sup>th</sup> Avenue are undergoing review.

There was no other public comment at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 18, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

## Financial Reports:

### - March 2015 Financials

Director Noble presented the financial report and claims payable for the period ending March 31, 2015. There were no items of

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significance to point out. Following discussion, and upon motion, second and unanimous vote, the Board accepted the March financial statement as presented.

## District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She advised the Board of her research regarding insurance deductibles, noting that some can be changed at any time, and some only at year end.

Director Rohrer reported that the Board met on Tuesday, April 14, 2015, to discuss the District's strategic plan.

## Discussion Items / Unfinished Business:

### - Perth Pond

The Board continued its discussion regarding recommendations for the mitigation of the pond located at 4200 Perth Circle. It was noted that the District has not budgeted any funds for work to be done on Perth pond in 2015. Ms. Duffy also pointed out that the pond is in compliance with Denver's requirements, and that Denver has approved its current status. She distributed to the Board a copy of Denver's recent storm water quality inspection report stating that the pond has passed inspection. Ongoing scheduled maintenance was suggested for proper function of the water quality feature.

Ken Albert, the District's facilities manager, described two options related to the proposed pond mitigation: perform minor maintenance to fill in low spots in the pond; this option would allow the pond to continue functioning as it was intended, with minimal changes. The second option includes making changes to the pond's concrete channel, widening of the pond, and removal of sediment. Denver has provided spec drawings to show what the changes would require; these specifications were used for preparation of a request for bids from potential contractors for the pond mitigation work. The District received bids from five contractors, with prices ranging from \$4,300 to over \$28,000 to perform the work. The recommended contractor is Naranjo Civil Constructors, who has also done similar work for Denver, for the bid amount of \$8,598.00. It was noted that the District will be responsible for maintenance of the pond following completion of the mitigation improvements.

After further discussion, and upon motion, second and

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unanimous vote, the Board approved the selection of Naranjo Civil Constructors based on the bid presented, and authorized a contract for the performance of the services using the District's standard form for the services. Legal counsel was directed to prepare the contract for execution by the parties.

As part of the discussion with the affected community members, it was noted that the District will look at the maintenance path and grading to work on the mitigation of erosion from this path.

## - Land Survey Services Contract

Ms. Duffy reported on the proposed survey services required for the proposed maintenance building construction project. She has worked with Crestone on the procurement of these services and it is recommended that the District enter into a contract for services with Colorado Land Surveying, LLC, to perform ALTA and design survey services, including underground utility locates, for the property located at 4000 N. Argonne Street. The contract amount is not to exceed \$5,000. The proposed contract was presented to the Board by legal counsel. Following further discussion, and upon motion, second and unanimous vote, the Board approved the contract as presented.

## Discussion Items / New Business:

### - Homeowner Concern re 38<sup>th</sup> Avenue Common Area

Ms. Duffy reported on a concern brought to the District by a homeowner, regarding the 38<sup>th</sup> Avenue common area. This is an area where the District has installed Barcampsia, trees and bushes. The homeowner believes that the warehouse and traffic have decreased the value of his property, and requests the District plant additional trees in this area. After some discussion, the Board determined to review proposed additional landscaping in the designated area as part of its annual landscape planning process.

## Director Items

Director Camarillo reported on recent and upcoming events as part of his campaign for Denver City Council. He also shared information on a transit study being performed for the City of Evans, and a parking study for Keenesburg. He indicated that he is working with the Highline Canal Conservancy outreach and suggested that GVR Metropolitan District be incorporated onto the outreach list.

There were no other Director items presented.

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Other Business

There were no business items 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 7:42 p.m.

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Secretary for the Meeting