

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 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
Michael George, Secretary
Fenna Tanner, Vice President
Matt Stallman, Director
Anthony Noble*, Treasurer

Absent: Tim Camarillo and Michael Haskins (absences excused).

Also present were Micaela Duffy, District Manager and Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Mariann Toomey and Jim Tanner, community members; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Lieutenant Darryl Miller* and Community Resource Officer Sherikera Heflin Herrera*, Denver Police Department.

[*Arrived / departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with four 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 unanimous vote, the Board approved the agenda as presented.

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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.

Representatives from the Denver Police Department reported on the crime statistics for the recent period, including a spree of theft from motor vehicles and break-ins that have occurred. Ms. Hefflin Herrera announced that the District 5 community meeting will take place tomorrow.

[Officers D. Miller and Hefflin Herrera departed at this time.]

- HOA

There was no comment from the HOA at this time.

- CAB

The CAB will be meeting on July 21, 2015. The CAB was accepted for the “sustainable neighborhood” program.

- Public Comment

There was no other public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held June 17, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented, with Director Tanner abstaining.

Attorney’s Report

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

[*Director Noble arrived at this time.]

Board Reports:

- District Manager’s Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She discussed the pending HOA Services Agreement amendment, to address certain new licensure requirements. She confirmed the change in the September meeting date to accommodate the Special District Association conference, which has been moved to the 4th week

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of September this year, instead of the third. The District Board will now meet on the third Wednesday of September, to take place on September 16, 2015. Ms. Duffy announced the District's "Hoot Hoot" award being made last month to Fenna Tanner for her assistance with mailing of 3,212 District brochures, sent to community members over the age of 50.

She discussed the upcoming District / HOA volunteer reception dinner, and confirmed with the Board that she will proceed to plan the event to take place at the Crown Plaza. The Board was asked to consider nominations for the volunteer of the year award.

Ms. Duffy updated the Board on the status of the Perth Pond. She shared pictures showing the completed pond improvements, as of May 1, 2015, and the progress of the improvements after 2.5 months. There have been complaints by property owners that the improvements still need to be adjusted as the pond does not always drain completely. It was noted that that the water tables are likely very high due to the extenuating wet weather experienced in the area. Following further discussion, the Board directed Ms. Duffy to prepare a letter identifying the completion of the pond project, which has been performed to Denver's specifications.

- July 2015 Financials

Director Noble presented the financial report and claims payable for the period ending June 30, 2015. He noted that Denver water charges are at approximately 50% of the amounts spent in prior years. The District is on target with its property tax collections. Following discussion, and upon motion, second and unanimous vote, the Board accepted the June financial statement as presented.

Discussion Items / Unfinished Business:

- Strategic Plan

The Board reviewed the changes made to the draft strategic plan. After discussion, the Board determined not to use the statistical compilation portion of the plan. Ms. Duffy was directed to make the final changes and bring the strategic plan back to the Board for approval at the August meeting.

Discussion Items / New Business:

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Discussion re Mowing Services

Director Rohrer reported on a “drive-through” of the District’s common areas with Ms. Duffy and Mr. Albert. He noted that the District has been performing the mowing services in-house for more than three years, and that the work appears to have overburdened the District and reduced the District’s ability to tend to other maintenance items. He believes it will cost the same amount for the District to outsource the services, and preserve its employees for increased maintenance services. Director Rohrer requested that the District review the expenditures as part of the budget process, noting that it will take some time to consider. Mr. Albert noted that the District’s level of service appears to be declining, and that the District is working hard to manage various staffing issues.

Director Items

Director Tanner reported on her visit with John and Elaine Smith, who were in town last week.

There were no other Director items presented.

Executive Session

There were no items for executive session at this time.

Other Business

There were no other 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 7:30 p.m.

Secretary for the Meeting