

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 16, 2022, at 6:30 P.M. at the
GVR Metropolitan District Office, 18650 East 45th
Avenue, Denver, Colorado. Also available to the
public via Go-To-Meeting.

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, Secretary / Treasurer
William Thomas, Director
Eric Gravenson, Director
Lyman West, Director

Absent: Tim Camarillo and Matt Stallman (absences excused).

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall*, P.C., legal counsel; Rose Thomas*, property owner, Mike Johnson*, property owner; Noelle Phillips*, Denver Post, Allen Gionet** and Rob McClure**, Denver 4 News.

[*Participating virtually via Go-To-Meeting.]

**Departed where indicated.]

Call to Order

Serving as Acting Chair, Director Noble noted that there is a quorum of the Board with four directors 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. 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 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. There were no representatives present from the Denver Police Department at this time.
- Master HOA Ms. Rose Thomas reported on the Master HOA's upcoming seed swap taking place on Saturday. There were no other comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There was no public comment at this time.

Approval of Minutes

The minutes of the special study session of the Board of Directors held February 15, 2022, and the regular meeting of the Board of Directors held February 16, 2022, were read. Upon motion, second, and unanimous vote, the Board approved the two sets of minutes as presented.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She highlighted proposed bills currently in consideration by the 2022 legislature which may impact the District.

The Board noted that there is an item later in the agenda for the discussion of the COVID restrictions and issue of re-opening the building for public attendance.

Director Gravenson suggested that in the interest of transparency, the Board consider opening the Board meeting to the media representatives who were waiting outside the building and participating on a mobile device. The Board agreed, and

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permitted the media representatives from Denver News 4 to be physically present at the meeting.

Board Reports:

- January 31, 2022
Financials

Director Noble presented the financial report and claims payable for the period ending January 31, 2022, including the financial overview, and the District's property tax collections. He reported on savings to the District related to the newly installed security systems and vehicle theft. The Board discussed catalytic converter theft and drilling of the gas tank, and alarm coverage related to those issues. Upon motion, second and unanimous vote, the Board accepted the January financial report as presented.

- District Manager's
Report

Ms. Duffy reported on the status of the fence project (phase 4), noting that it is nearly complete, and the District is looking at the next phase of the project. She also reported on the personnel manual and the alarm installation project. She noted that six backflow devices were stolen in the past month, with a replacement cost of approximately \$500 per device, for a total \$3,000-\$4,000. She noted that based on the insurance deductible, it may not make sense to proceed with an insurance claim, but she will research it further.

Director Noble raised the topic of the recent HOA activities, and asked Ms. Duffy about the status of the District's covenant enforcement services, in light of the recent media coverage regarding Master HOA foreclosures for covenant enforcement violations and unpaid fees and fines. Ms. Duffy noted that many homeowners have recently reached out to check on the status of their accounts. The District has also received numerous colorful phone calls and emails regarding the topic.

The Board discussed monitoring the situation to assure the health and safety of the District's employees. The Board discussed the District's role in the covenant enforcement activities, and distinguishing the District's role in the early stages of the covenant violation process, and the Master HOA's role in the procedures which may lead to foreclosure actions. The Board acknowledged that the District is a separate entity from the Master HOA.

[**Messrs. Gionet and McClure departed the meeting at this time.]

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Discussion Items /

Unfinished Business:

- Discussion re continuation of COVID restriction on building for meetings
The Board revisited the issue of opening the building up to the public for Board meetings relative to the current state of the COVID-19 pandemic. Ms. Vander Wall reviewed the current updated restrictions and guidelines in place, based on City of Denver, State of Colorado, and the Centers for Disease Control provisions. The Board acknowledged its desire to open the building for board meetings, and discussed the social distancing challenge, based on anticipated number of attendees and comfort levels. The Board considered safeguards that might be implemented, including setting a limit on number of persons who may attend, and/or closing the meeting if the maximum number is reached. After further discussion, the Board agreed to open the building without restrictions, but to be vigilant of safety concerns, and advise members of the public to not attend if they are ill.

- Parking Lot Resurfacing Proposals
Ms. Duffy presented two proposals for parking lot resurfacing services, from ABC Asphalt and Denver Commercial Property Services (DCPS); she noted that neither company has done work for the District before. The Board discussed the proposals and the references provided. Director West raised issues contained in the proposals which concerned him, and noted that he was not in favor of either company's proposal. After further discussion, and upon motion, second and a vote of three in favor, one against (Director West), the Board agreed to proceed with the lower-priced proposal, and directed legal counsel to prepare a contract for the services based on the DCPS proposal to be considered by the Board.

- Salary Ranges / Staff Pay Increases
Ms. Duffy presented the Board with a spreadsheet previously reviewed in January, showing salary ranges for the various job classifications for District employees, to conclude the discussion held in January, for Board approval. It was noted that the ranges provide the parameters for the salary designations and pay increases on a per employee basis. The total amount of the projected pay increases is made a part of the District's annual budget process. After further discussion, and upon motion, second and unanimous vote, the Board approved the salary ranges, with the exclusion of the executive management position, as discussed.

- Staff Pay Increases
The Board further discussed the staff pay increases, including the equity adjustment to bring the amount up to standard, based

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on the recommendations made by the District Manager. It was noted that the District has policies and procedures in place for timely and accurate pay range increases to staff. Ms. Duffy described the evaluation form used based on the job description, which evaluation is provided at the time of the employee's anniversary. Upon motion, second and unanimous vote, the Board approved the staff pay increases as presented.

Discussion Items / New Business

There were no items of new business presented before the Board at this time.

Director Items

Director Gravenson spoke on the media coverage of the foreclosures in the Green Valley Ranch community, noting that while the District does not participate in the foreclosures, it still creates a negative perception within the community. The publicity needs to be addressed.

Director Noble agreed that the negative media coverage regarding the foreclosure activity is a community issue that needs to be addressed as a community, and as individual members of the community. He noted that it is individual homeowners' responsibility to improve in compliance, and suggested that the Metro District can assist in crafting the communication and in educating homeowners.

Director Gravenson suggested there may be value in involving a third party to interface with the Master HOA, the District and the media. He suggested additional disclaimer language be included in the violation and fine notices that go to the homeowners.

Director Thomas suggested the possibility of additional notice to homeowners, and noted that the issues should be addressed at the legislative level.

Director West suggested that the HOA documents may be revised to fix the issues.

There were no other director items brought forth at this time.

Other Business

There was no other business for discussion at this time.

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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 9:00 p.m.

Secretary for the Meeting