

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, June 17, 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  
Tim Camarillo, Director  
Matt Stallman, Director

Absent: Anthony Noble, Fenna Tanner and Michael Haskins (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, community member; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District.

### 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.

### 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

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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. There was no representative from the Denver Police Department for comment at this time.

- HOA Ms. Rose Thomas announced that the HOA Board has approved moving forward with several foreclosures in the community based on failure to pay HOA assessments. She also advised that the HOA has recently approved new policies, including an email policy that will be useful to the community.

- CAB There was no comment from the CAB at this time.

- 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 May 20, 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:  
- May 2015 Financials Ms. Duffy presented the financial report and claims payable for the period ending May 31, 2015. She noted the recent Denver water bill which exceeds \$10,000, and pointed out that the District has taken measures to reduce water use during the periods of excessive rain. She also noted that the District is on target with its property tax collections relative to prior years. Following discussion, and upon motion, second and unanimous vote, the Board accepted the May 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 that the Special District Association conference is being held the 4<sup>th</sup> week of September this year, instead of the third. This affects the District's September meeting schedule. The Board agreed to move its meeting date back to the third Wednesday of September, to take place on September 16, 2015. Ms. Duffy reported that the proposed storage facility project on 38<sup>th</sup> Avenue

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was denied rezoning by Denver. The annual community car show held in early June was a successful event. She referred Board members to the graffiti log and hotline log included in her report.

## Discussion Items / Unfinished Business:

### - Update re Standing Committees

Ms. Duffy reviewed the list of standing committees and their members with the Board, noting the additions made since the last Board meeting. Upon motion, second and unanimous vote, the Board accepted the standing committees and appointments as presented.

### - Updated Strategic Plan

The Board reviewed the draft Strategic Plan, which has been updated following the special Board meeting held in April. Ms. Duffy requested that the Board members review the revised Strategic Plan and provide her with feedback.

## Discussion Items / New Business:

### - HOA Services Agreement

Ms. Duffy reported on a proposal to amend the existing services agreement between the District and the Master HOA, to address the new licensing requirements and the District's use of the modified accrual basis for accounting. Legal counsel was directed to prepare the document, which is subject to final licensing procedures from the State of Colorado. Upon motion, second and unanimous vote, the Board approved the proposed amendment as described.

## Director Items

Director Camarillo indicated an interest in exploring partnerships with other community entities.

There were no other Director items presented.

## Executive Session

Upon approval by a vote of at least two-thirds of a quorum of the Board, the Board determined to go into executive session for the purposes of discussion of certain personnel matters, potential litigation, and consulting with the attorney on associated issues, pursuant to § 24-6-402(4)(b), (e) and (f), C.R.S., at approximately 7:00 p.m.

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The Board reconvened from executive session at approximately 7:05 p.m. and affirmed that no actions had been taken during executive session.

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.

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Secretary for the Meeting