

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 19, 2017, 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:

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

Absent: None.

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; Mariann Toomey, Eric Gravenson, Jim Tanner, Chuck Britton, community members; Magen Elenz, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Joe Erjavec*, Crestone Consultants; Charlie Foster, Town Center Metro District; Officers Jay Casillas and Marika Putnam, Denver Police Department District 5;

[*Departed where indicated.]

Call to Order

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

RECORD OF PROCEEDINGS

Approval of Agenda The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board approved the agenda as submitted.

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. Officer Marika Putnam introduced her new partner, Jay Casillas, to assist in representing DPD District 5. Officer Putnam reported on crime statistics for the prior period, noting that year to date violent crime, property crime, and license plate theft crimes are down.

- Master HOA There were no comments from the Master HOA at this time.

- CAB Ms. Mariann Toomey provided a summary of the discussion items from the CAB meeting held last evening, including area roadway improvements, the neighborhood watch, and senior program updates from the Denver Library.

- Councilwoman Gilmore's
Office Ms. Magen Elenz, from Stacie Gilmore's office, provided an update on several items, including the economic summit scheduled for next Saturday, April 29, 2017; the 2nd annual "Day of Beauty" is scheduled to take place on May 20, 2017 at Ensenada Park, and volunteers are needed; the improvements at 38th & Tower west bound are complete; and the status of the completion of First Creek trail. She noted that the City is still accepting comments on the G.O. Bond for proposed uses of bond funds.

- Public Comment Mr. Chuck Britton provided critical comments on the District and HOA newsletter.

There was no other public comment at this time.

Approval of Minutes The minutes of the regular meeting of the Board of Directors

RECORD OF PROCEEDINGS

held March 15, 2017, 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. She provided a brief summary of recent legislative updates being tracked by the Special District Association.

Board Reports:

- March Financials

Director George presented the financial report and claims payable for the period ending March 31, 2017. After motion, second and unanimous vote, the Board accepted the March financial report as presented.

- District Manager's Report

Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights. She reported that the 4th Annual GVR Car Fest is scheduled to take place on June 3, 2017 on Oakwood's parking lot. She advised that the auditor is currently working on the District's audit. She provided a status update on the work being done on the District's website. Finally, Ms. Duffy reported that the District has hired a new HOA supervisor and assistant.

Discussion Items /

Unfinished Business:

- Fence Update

On behalf of the Planning Committee, Mr. Jim Tanner reported on the research performed regarding fence options for the District. He provided statistics regarding the linear footage required, the costs of paint materials, and the maintenance requirements, for a wooden fence versus a TREX style fence. It was noted that the District's current fence was installed in 1997, 1998 and 1999, and is at the end of its life expectancy. He reported on the pros and cons of the different materials. Mr. Gravenson added further information from the Planning Committee regarding the TREX product, noting that it has a higher up front cost, but the reduced maintenance and longer lifespan make it more cost efficient over time.

After further discussion and input from each director, it was determined that all members of the Board would prefer to proceed with a TREX fence product. Director Tanner requested Ms. Duffy provide a presentation of the TREX materials and costs for discussion at an upcoming meeting.

RECORD OF PROCEEDINGS

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- HOA Contract Discussion of this item was deferred until after executive session.

- Maintenance Discussion of this item was deferred until after executive
 Building Contract session.

Mr. Joe Erjavec, Crestone Consultants, provided an update on the maintenance building project. He reported that the contract with the architect is close to completion. He reported that Denver will not waive any permit fee increases. The Board discussed the lump sum method of compensation, with payment based on percentage complete, and the potential issues. He updated the Board on the release of the CAD design files, noting that the files are anticipated to be released following contract closeout documentation.

Discussion Items / New Business

There were no items of new business for discussion at this time.

Director Items

Director Tanner discussed the possibility of new signs for the District. She asked that the Board members take note of the existing signs at 38th, 48th, at the garden area and at the administrative building.

There were no other director items for discussion at this time.

Other Business

There were no other business items for discussion at this time.

Executive Session

A motion was made to go into executive session for the purpose of development of negotiating positions and strategies and to receive legal advice following consultation with the attorney, regarding the maintenance building construction contract and the Master HOA contract, authorized pursuant to Section 24-6-402(4)(b) and (e), C.R.S., at approximately 7:18 p.m.

All Board members, Ms. Duffy, Mr. Albert, Mr. Erjavec, and legal counsel, were in attendance, for the initial portion regarding the maintenance building contract discussions.

*Mr. Erjavec and Mr. Albert departed prior to the discussion regarding the Master HOA contract.

RECORD OF PROCEEDINGS

The Board returned from executive session at approximately 7:55 p.m. and affirmed that no actions had been taken while in executive session.

Discussion Items /

Unfinished Business:

- HOA Contract

The Board noted the District's correspondence which had been sent to the HOA regarding the continuing nature of the contract, and agreed that no action was needed at this time.

- Maintenance
Building Contract

The Board agreed to proceed with the RFP process for the maintenance building construction project.

Other Matters

There were no other matters 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 8:00 p.m.

Secretary for the Meeting