

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 8, 2021, 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:

Tim Camarillo, President
Matt Stallman, Vice President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
William Thomas, Director
Lyman West, Director

Absent: None.

Also in attendance on-site were: Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

[There were no persons attending virtually.]

Call to Order

Director Camarillo noted that a quorum of the Board was present with six directors in attendance. Thereafter, Director Camarillo 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.

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

RECORD OF PROCEEDINGS

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 comments presented by Denver Police Department
- Master HOA There were no comments presented by the Master HOA.
- CAB There were no comments presented by the CAB.
- Councilwoman Gilmore's Office There were no comments presented by Councilwoman Gilmore's office.
- Public Comment There were no public comments at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held November 17, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes, with the correction to the typo error on page 2 as noted.

Attorney's Report

Ms. Vander Wall directed the Board to legal counsel's status report, including an update on COVID-19 public health orders, information regarding the upcoming directors' election, and renewal of the engagement for legal services.

The Board discussed the proposed resolution calling a regular election for directors on May 3, 2022. It was noted that the terms of three director offices will expire, one director who was appointed, will need to run for the remainder of his term, and one vacancy currently exists, which will be up for election. The resolution establishes Catherine T. Bright to serve as the designated election official, and Micaela Duffy to serve as the assistant designated election official. After further discussion, and upon motion, second and unanimous vote, the Board approved the resolution as presented.

Board Reports:

- Financial Report Director Noble noted that due to the early meeting date, the November financial report will be presented together with the December financial report at the January Board meeting.

RECORD OF PROCEEDINGS

- District Manager Report
Ms. Duffy reported that on her research regarding alternative locations for Board meetings to accommodate physical attendance by members of the public, include the GVR library, the Rec Center and the Denver Public School District school sites. She provided an update on the District's fence project, noting that Denver requires a right-of-way permit, which was unanticipated but has now been obtained; it is not expected to delay the project. Mr. Albert is in the process of obtaining bids on some of the administration building projects. Following last month's discussion, Ms. Duffy reported that staff has proceeded with acquiring the DroneMobile car alarm system for the District.

Unfinished Business:

- Discussion re Building Re-Opening 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. The Board agreed to continue to defer making any changes considering the current elevated COVID statistics in the community.

- 2022 Contracts
Ms. Duffy presented to the Board the four services agreements, noting that they have been drafted following consideration and approval of the proposals discussed at the last meeting. The Board reviewed First Class Landscape Maintenance Services agreement. The Board discussed the details of the updated "Workers without Authorization" addendum; Ms. Vander Wall explained that the statutory language is incorporated as required by law. It was noted that the scope of work includes snow removal services as an option, compensated on a time and materials basis. Ms. Duffy explained that this would only be accessed in extraordinary circumstances. After further discussion, and upon motion, second and a vote of five in favor, one against (Director West), the Board approved the First Class agreement.

Next, the Board reviewed the BrightView Landscape Chemical Services agreement. After discussion, and upon motion by Director Noble, second by Director Thomas, and a vote of five in favor, one against (Director West), the Board approved the BrightView agreement.

Next, the Board reviewed the SavATree Landscape Tree Care Services agreement. After discussion, and upon motion by Director Noble, second by Director Thomas, and a unanimous vote, the Board approved the SavATree agreement.

RECORD OF PROCEEDINGS

Finally, the Board reviewed the DHV Building Cleaning Services agreement. The Board discussed the estimated number of hours spent cleaning the building, which was identified as approximately 12 hours per month. Upon motion by Director Noble, second by Director Thomas, and a vote of four in favor and two against (Directors West and Gravenson), the Board approved the DHV agreement.

Discussion Items / New

Business:

- Cost Savings Detail

Ms. Duffy asked for input from the Board regarding the level of detail desired to be presented as part of the cost savings report, which had been requested by the Board as part of the budget discussion last month. Director Noble proposed to include information on cost savings as part of the financial presentation, which would then be included as a subset of the monthly report. The Board agreed to this proposal. Director West asked whether there will be a report on employee compensation. Ms. Duffy stated that the compensation committee is working on this and will present the information to the Board at an upcoming meeting.

Director Items:

Director West stated that he would like to see the Board look out for the community; that is the reason he joined the Board.

Director Noble stated that he would like the Board to consider the potential future proposal of tearing down the current administration building or building a new structure. He suggested the Board consider acquiring property to be held for future development of a replacement building. He pointed out that growth around the District continues, which will make it so it is not easy to find a suitable replacement location. Capital projects need to be planned in advance.

Director Gravenson suggested exercising caution before a commitment to an investment in real estate. There is a distinction between what the District needs versus what it wants. To buy unimproved land with excess capital revenues is not prudent.

Director Camarillo stated that Denver has a strategic plan for the area, and that there will be more density. He suggested weighing the cost versus the future.

RECORD OF PROCEEDINGS

Director Gravenson stated that this will come down to individual board member vision over a 20-year period, but that the level of apathy has not changed over the prior 30 years.

Director Thomas noted that individual vision is important. He also suggested the Board might consider replacement of the existing carpet in the building.

Director Camarillo expressed admiration of all for their leadership and commitment; he is appreciative of the services.

Other Business

There was no other business 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 8:06 p.m.

Secretary for the Meeting