

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 15, 2023, at 6:30 P.M. at the  
GVR Metropolitan District Office, 18650 East 45th  
Avenue, Denver, Colorado. Also available to the  
public via Zoom.

### 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, President  
William Thomas\*, Vice President  
Tim Camarillo, Secretary/Treasurer  
Lyman West, Director  
Eric Gravenson, Director  
Matt Stallman, Director  
Joyce Bennett, Director

Absent: None

[\*Participating virtually via Zoom.]

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

### Call to Order

Director Noble noted that there is a quorum of the Board with all 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.

### 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

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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.
- Master HOA On behalf of the Master HOA, Director Gravenson reported that Denver is now charging varying fees for various sized trash cans, and that according to Denver communications, exchanges may be made by leaving trash cans out for a replacement can. Director Gravenson noted that the HOA will need to manage this issue so that it is not a covenant violation for a homeowner to leave a trashcan in the right-of-way under these circumstances. Ms. Duffy reported that the HOA lacks authority to enforce trash-can covenants in the right-of-way so it would not be a violation.
- CAB There were no comments from the CAB.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment No other public comments were offered at this time.

## Approval of Minutes

The minutes of the special meeting of the Board of Directors held January 25, 2023, were read. Director Gravenson requested the removal of the sentence under Minutes: "Most other Board members in attendance disagreed." Upon motion, second and unanimous vote, the Board approved the minutes with the requested modification. Director West requested an additional statement be added under "Director Matters" to read "Director West asked about operating policies regarding communications between staff and directors." Upon motion, second and unanimous vote, the Board approved the minutes with the additional revisions.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report, including information regarding the upcoming 2023 Directors' election, and regarding certain bills affecting special districts currently introduced and discussed by the Colorado legislature.

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## Board Reports:

- January 31, 2023 Financials  
Director Camarillo presented the financial report and claims payable for the period ending January 31, 2023, including the financial overview, and the District's property tax collections. Upon motion, second and unanimous vote, the Board accepted the January financial report and claims as presented.
- District Manager's Report  
Ms. Duffy updated the Board with highlights from her manager's report. She noted that the Gator has been ordered and is expected to be received in April.

## Discussion Items / Unfinished Business:

Director Noble presented discussion on the comment from Director West, regarding the SDA Manual, noting that it is not a legal document; it is advisory.

Director Noble addressed the topic of board member communications with staff. He noted that there is a hierarchy for communications incorporated as part of the District's operating procedures. The Board also discussed the hierarchy contained within the District's personnel manual grievance policy which was approved by the Board.

The Board reviewed the monthly legal invoice for general counsel services for the recent period.

## Discussion Items / New Business:

There were no new business items presented at this time.

## Executive Session

There were no items presented for executive session at this time.

## Director Items

Director West inquired about the Gator and trade-in credit.

Director Gravenson advised that he will be absent from the next Board meeting due to a medical procedure.

Director Thomas stated that he wants to plan for what the Board wants to accomplish for the community. He will volunteer to recreate paths of communication for planning purposes. Director West volunteered as well.

## 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 7:53 p.m.

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Secretary for the Meeting