

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 15, 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, GVR Metropolitan District; Barbara T. Vander Wall and Russell Newton, Seter & Vander Wall, P.C., legal counsel; Mariann Toomey, Eric Gravenston, Jim Tanner, Chuck Britton, community members; Melissa Sotelo\*, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Joe Erjavec\*, Crestone Consultants; Commander Ron Thomas and Officer 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.

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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.                      Commander Ron Thomas and Officer Marika Putnam reported on crime statistics for the prior period, and incidents and trends for the area.

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

- CAB    There were no comments from the CAB at this time.

- Councilwoman Gilmore's  
Office    Ms. Melissa Sotelo, from Stacie Gilmore's office, provided an update on several items, including the widening of GVR Boulevard and the addition of sidewalks; 38<sup>th</sup> & Tower lane changes; the RTD R-line grand opening, and the recent publication of the Denver Park and Rec Activity Guide. She also reported on the Gender Equity Summit, which will address social justice issues; and asked the community to save the date for May 20<sup>th</sup>, the 2<sup>nd</sup> annual "Day of Beauty". There will be an economic summit on April 29, 2017, which will include workshops and a resource fair.

- Public Comment                              Mr. Chuck Britton advised that each Board member has a manual and a responsibility to be conservative, economical and wise with public funds. He also spoke on the Board's responsibility for transparency. He suggested the District include an article in its newsletter about the expenditures on the proposed maintenance building, including where and why the funds are being spent, and how much will be saved.

There was no other public comment at this time.

Approval of Minutes                      The minutes of the regular meeting of the Board of Directors held February 15, 2017, were read. Upon motion and second,

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and unanimous vote the Board approved the minutes as presented, with abstentions from Directors Rohrer and Camarillo.

## 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:

### - February Financials

Director George presented the financial report and claims payable for the period ending February 28, 2017. After motion, second and unanimous vote, the Board accepted the February 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 advised on the progress of the District's website update project.

## Discussion Items / Unfinished Business:

### - HOA Contract

Discussion of this item was deferred until after executive session.

### - Maintenance Building Contract

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

### - Other

Mr. Gravenson inquired about the status of the fence project. Ms. Duffy stated that the Board will be receiving information from fence contractors and manufacturers regarding materials. Director Brack asked about Mitchell Place, noting a portion of the fence where the wood has rotted, which could potentially be similar to the District's fence.

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

## Director Items

Director Camarillo reported on topics he is working on in connection with his school studies, including transit options along Colfax Avenue, and housing options.

Director Rohrer expressed appreciation for the get-well sentiments he received.

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 Master HOA contract, authorized pursuant to Section 24-6-402(4)(b) and (e), C.R.S., at approximately 7:05 p.m. All Board members and Ms. Duffy, and legal counsel, were in attendance.

The Board returned from executive session at approximately 8:00 p.m. and affirmed that no actions had been taken while in executive session.

## Discussion Items / Unfinished Business: - HOA Contract

The Board discussed the outstanding contract with the HOA for covenant enforcement services, and the HOA Board's recent letter to the District. The Board directed that the District send a response letter to the HOA that is consistent with the discussion held in executive session. It was agreed that Directors Rohrer and Tanner would put together the letter, with the assistance of Director Noble.

## 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 8:05 p.m.

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Secretary for the Meeting