

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 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
Tim Camarillo, Director

Absent: Anthony Noble (absence excused).

Also present were Micaela Duffy, District Manager, and Karen Jordan, District Accountant, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Mariann Toomey, Jim Tanner, community members; Dondre Smallwood, on behalf of Councilwoman Stacie Gilmore, Denver District 5; Charlie Foster, Town Center Metro District; Officer Jay Casillas and Matt Colby, Denver Police Department District 5; Ty Holman*, Haynie & Co.; Joe Erjavec, Crestone Consultants.

[*Departed where indicated.]

Call to Order

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

RECORD OF PROCEEDINGS

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 Jay Casillas reported on crime statistics for the prior period, noting that violent crimes are down, and property crimes are slightly up. He reported on the upcoming District 5 Commander's meeting on July 20, the National Night Out on August 1, and the Safety Expo on August 5, 2017. Officer Casillas introduced the new recruit for the Denver Police Department, Matt Colby.
- Master HOA There were no comments from the HOA at this time. Ms. Duffy noted that the HOA meeting was held on Monday, July 17, 2017.
- CAB There were no comments from the CAB at this time; the CAB meets on a quarterly basis.
- Councilwoman
Gilmore's Office Mr. Dondre Smallwood introduced himself as an aide working in Stacie Gilmore's office. Mr. Smallwood provided a brief update, including an announcement regarding the Senior and Youth High Tea event, scheduled for August 5, 2017.
- Public Comment There was no public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held June 21, 2017, were read. Upon motion and second, and unanimous vote, with Director Stallman abstaining, 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, including a brief update on the maintenance services building project, which will be discussed later in the agenda.

RECORD OF PROCEEDINGS

Board Reports:

- May Financials Director George presented the financial report and claims payable for the period ending June 30, 2017. After motion, second and unanimous vote, the Board accepted the June financial report as presented.

- 2016 Audit Presentation Mr. Ty Holman of Haynie & Co. presented the District's proposed audit for 2016 to the Board. Mr. Holman noted that the District's field work has been completed, and he anticipates a clean unmodified opinion. There were no new accounting policies adopted, and one minor audit adjustment required. He reported on new accounting pronouncements which will change the reporting of post-employment benefits, such as PERA, effective for the 2018 financial statements.

Following the review of the audit and follow-up discussion, and upon motion, second and unanimous vote, the Board accepted the 2016 audit as presented, subject to legal counsel review and any final modifications as may be required for final submittal. The Board thanked Mr. Holman for the presentation.

[*Mr. Holman departed at this time.]

- District Manager's Report Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights. The Board agreed to proceed with hosting the annual volunteer dinner; there were comments about looking at changing the time frame for the event, to potentially a different day of the week. Ms. Duffy reported that she will be out of town July 27 through August 1, 2017. She reported on the recent resignation of one of the District's employees and her thoughts on replacement strategies. She advised that she is working on obtaining proposals for replacement camera equipment and for the fence improvements to share with the Board.

Director Rohrer asked about the maintenance of the common area at the Bungalows community; Ms. Duffy advised that she will follow up, and that the District may be required to perform the work and invoice the HOA for the expense.

Director Brack inquired about the replacement of the dead trees on Himalaya.

Director George noted that there is an area at 45th and Flanders

RECORD OF PROCEEDINGS

that needs landscaping attention.

Director Brack inquired about the black pipes which stick out of the ground. Ms. Duffy stated that these relate to vents to the water lines.

There was additional comment from the public regarding a need to spray for the goat head weeds, and regarding the status of the sidewalk repairs.

Discussion Items / Unfinished Business:

- Maintenance
Building Update

Mr. Erjavec gave a brief update on the proposals received in response to the District's RFP for the maintenance building project. The District received four proposals, and held contractor interviews on Monday, July 17. The Board will discuss the contract negotiations in executive session.

Discussion Items / New Business

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

Director Items

Director Camarillo provided updates on his recent activities, including the upcoming steering committee meeting at the Montbello Library.

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 7:15 p.m.

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

- Old Business /
Maintenance
Building Project
(cont.)

A motion was made to award the construction contract for the District's maintenance services / community garden multi-purpose building project to Gilmore Construction Company, based on the proposals received and identifying Gilmore Construction as the apparent lowest responsive and responsible proposer in connection

RECORD OF PROCEEDINGS

with the District's RFP for the project. The motion was seconded. After a vote of five in favor, one against (Director George), the motion was approved. The Board directed its consultants to proceed with discussions with the contractor for execution of the final contract documents.

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.

Secretary for the Meeting