

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, September 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

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

In attendance virtually via Go To Meeting was: Betsy Sigler*, a member of the public.

[*Arrived/Departed where indicated.]

Call to Order

Director Camarillo noted that a quorum of the Board was present with five 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.

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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 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 August 18, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Mr. Newton directed the Board to legal counsel's status report, and provided an update on COVID-19 public health orders. Director West inquired about the timing of the fence project. Ms. Duffy advised that materials are scheduled for delivery in mid-October and the work can commence after material arrival and inspection.

Board Reports:

- August 31, 2021
Financials Ms. Duffy reported that August financials will be presented at the Board's regular meeting in October.
- District Manager's
Report Ms. Duffy reported that two covenant enforcement inspection staff were threatened with violence while performing inspections. One staff member has quit and the other has requested reduced hours. As a result, inspections are currently limited to Tuesday, Wednesday and Thursday. As part of the effort to reduce confrontation, residents are encouraged to submit photos to show corrective work in lieu of holding an in-person inspection. Ms. Duffy will work with staff and the HOA

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to determine ongoing procedures. District vehicles will have their logo decals removed so they are less conspicuous while performing inspections.

[*Director Stallman arrived at approximately 6:45 p.m.]

Ms. Duffy reported on the administrative building's electrical capacity, noting that an electrician performed an inspection and advised reallocating connections on the existing circuit breaker and activating two empty breakers. In the event the District adds staff or additional electronics or lighting, the electrical system will likely need an upgrade.

Ms. Duffy reported that the District received a bid for the parking lot asphalt work and another bid should be received shortly.

Ms. Duffy reported that the HOA conducted its annual mailing over the last two weeks.

Ms. Duffy directed the Board to the legal counsel's 2022 budget memorandum outlining the annual budget process and advised that a draft budget will be distributed on October 15th for review and discussion at the Board's October regular meeting.

Ms. Duffy reported that the Special District Association Conference is being held September 14th-16th.

Director West asked if copies of the District's annual service contracts will be available in October. Ms. Duffy confirmed that the contracts will be provided for Board review in November and advised that the contracts do not take effect until January 1, 2022. The Board discussed the District's contracting process for service agreements and construction agreements under \$60,000 compared to construction agreements over \$60,000.

The Board discussed how to best educate new directors on the Board so they can get up to speed on the District's purpose, functions and operational procedures. Ms. Duffy advised that the District does have a director information packet but it has not been updated recently and they generally rely on the Special District Association manual for educating new directors. The Board discussed the merits of updating the District's director packet to provide information that is in addition to what the manual provides and is specific to the District. The Board

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expressed a desire to avoid directors repeatedly posing the same questions during District meetings. The packet would be a living document for directors to reference prior questions and answers. The Board would encourage a new director to submit written questions after Board meetings, which Ms. Duffy could address with the new director, and if necessary, the Board could discuss at a subsequent meeting.

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. After discussion, the Board determined to table the matter until the October Board meeting.

Discussion Items / New Business

There were no new items of new business presented at this time.

Board Member Candidate Interview

Ms. Duffy introduced Betsy Sigler, a member of the public that has expressed interest in being appointed to the vacancy on the Board. Ms. Duffy asked Ms. Sigler a series of questions pertaining to her interest and knowledge regarding the District and how it operates relative to the HOA. Ms. Sigler and Ms. Duffy will further discuss the role served by directors on the Board.

[*Ms. Sigler departed the meeting at approximately 7:34 p.m.]

Director Items:

The Board discussed inviting Ms. Sigler to physically attend the October Board meeting if she remains interested in being appointed to the vacancy. The Board would like to meet her and ask questions in person. Mr. Newton advised that the Board's current policy is not to have members of the public attend meetings physically, but the Board could vote to make an exception for a person that requests consideration for appointment to the vacancy. Upon motion, second, and a vote of 4-0 (Director Camarillo abstaining), the Board approved Ms. Sigler's attendance at the October Board meeting for consideration of her appointment to the vacancy.

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 7:47 p.m.

Secretary for the Meeting