

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, September 18, 2024, 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:

Eric Gravenson, President  
Lyman West, Vice President  
Charles Britton, Secretary/Treasurer  
Joyce Bennett, Director  
Anthony Noble, Director

Absent: Matt Stallman, Director

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Joan Fritsche, Fritsche Law.

### Call to Order

Chairman Gravenson noted that there is a quorum of the Board in attendance and called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Upon a motion made by Director Noble, seconded by Director Britton, and unanimously carried, Director Stallman's absence was excused.

### Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Noble and seconded by Director Bennett to approve the agenda as revised to update the description of the Executive Session. Upon a vote of three in favor and two opposed (Director West and Director Britton), the Board approved the agenda.

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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. There were no conflicts of interest presented.  |
| Public Comment                            | None.   |
| Director Items                            | Director West had questions about landscaping maintenance.<br><br>Director Noble thanked the Board for allowing him to attend the SDA Conference in Keystone.   |
| Approval of Minutes                       | The minutes of the regular meeting of the Board of Directors held August 21, 2024 were reviewed and amended. A motion was made by Director Noble and seconded by Director Britton to approve the minutes. Upon a rollcall vote, the minutes were approved as amended.   |
| Board Reports:                            |   |
| - Financial Reports                       | The financial reports for the period ending August 31, 2024 were reviewed. The Board discussed payments made to the cleaning service and Fritsche Law LLC, and the monthly water bill from Denver Water. Upon a motion by Director Noble, second by Director Bennett, and unanimously carried, the financial reports were approved. |
| - President's Report                      | None.   |
| - District Manager's Report               | Ms. Duffy presented the Manager's Report to the Board.  |
| Discussion Items / Unfinished Business:   |   |
| - HOA Agreement                           | The Board discussed the relationship between the District and the GVR HOA, allocation of HOA functions costs and expenses, and reviewed the current agreement between the parties for servcies.   |
| Discussion Items / New Business:          |   |
| - District Manager Agreement Renewal      | This matter was tabled to a special meeting scheduled for October 9, 2024.  |

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Executive Session

There was no executive session.

Adjournment

Upon a motion duly made by Director Noble, seconded by Director Bennett, and unanimously carried, the meeting was adjourned at approximately 9:37 p.m.

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President for the Meeting