

# RECORD OF PROCEEDINGS

---

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 20, 2020, 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:

Matt Stallman, President  
Anthony Noble, Secretary  
Tim Camarillo, Director  
William Thomas, Director  
Eric Gravenson, Director

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall and Russ Newton, Seter & Vander Wall, P.C., legal counsel; and Roger Rohrer\*, District resident.

[\* Departed where indicated.]

### Call to Order

Director Stallman noted that a quorum of the Board was present with five directors in attendance. Thereafter, Director Stallman 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 that written disclosures of the conflicts of interest for each Director had been filed with the Secretary of State prior to the meeting.

# RECORD OF PROCEEDINGS

---

No additional conflict disclosures were announced.

## Comment Period:

There were no representatives present to report from the Denver Police Department, the Master Homeowners Association, the Community Advisory Board, Councilwoman Gilmore's Office, or other public comment. It was noted that the Master Homeowners Association has transferred all VMS to the new server, and the District is working with Graham Golden to add necessary bandwidth.

## Director Matters

The Board approved the absences of Directors Gravenson and Rohrer from the March 18, 2020 regular meeting.

The Board recognized and thanked Roger Rohrer for his service to the District and GVR community.

[\*Mr. Rohrer departed at this time]

The Board discussed officer nominations, and elected Director Camarillo as President, Director Stallman as Vice President, and Director Noble as Secretary / Treasurer.

Ms. Duffy reported that one resident has expressed interest in one of the two vacancies on the Board. She will request the resident provide a letter of interest for Board consideration, and she will request submittal of any other letters of interest from the community.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 18, 2020, were read. Upon motion, second, and unanimous vote, 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. She reported that the Colorado legislative session was suspended March 14, 2020 due to the COVID-19 pandemic.

Ms. Vander Wall provided a summary of COVID-19 related orders issued by Governor Polis, the CDPHE, and Mayor Hancock. She noted that one order suspends statutory reporting deadlines for taxpayer deadlines, which will result in preliminary assessed valuations being issued on October 13, 2020 instead of the standard August 25<sup>th</sup> issuance. Ms. Vander Wall will follow up on whether the October 15, 2020 draft

# RECORD OF PROCEEDINGS

---

budget deadline will move as a result of the preliminary assessed valuation delay.

## Board Reports:

- March 31, 2020 and April 30, 2020 Financials  
Director Noble provided a summary overview of financials dated March 31, 2020, and April 30, 2020, covering the financial highlights for the months of March and April. The Board noted the District's water consumption and expense compared to 2019, and noted that water rates have increased. Upon motion, second and unanimous vote, the Board approved the March and April financial reports as presented.
- District Manager's Report  
Ms. Duffy presented a memorandum detailing the District standing committees. Director Noble confirmed he will remain on the HOA Committee and Director Gravenson expressed interest in filling the remaining director seat on the committee. Directors Gravenson and Stallman confirmed they will remain on the Planning Committee.

## Discussion Items / Unfinished Business:

- Camera Project  
Ms. Duffy presented the Board with a memorandum detailing three proposals for District security system cameras and software: JDE Fire and Security, Integrated Systems Installers, Inc., and Verticom Technologies. The Board discussed the proposals, noted the convenience of consolidating the Maintenance Building security system, and requested additional information regarding camera type, site plan, picture quality and capabilities at night, and bandwidth requirements. Director Thomas agreed to provide Ms. Duffy with a list of specifications to inquire about.
- SavATree Contract  
Ms. Duffy presented for the Board's ratification a tree planting contract with SavATree for \$11,067. Upon motion, second and unanimous vote, the Board ratified the tree planting contract.
- 2020 Fence Replacement Project  
The Board deferred the 2020 Fence project discussion.

## Discussion Items / New Business:

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

## Director Items

Director Camarillo stated that the GVR community has the highest rate of COVID-19 and the neighboring Montbello

# RECORD OF PROCEEDINGS

---

community has the second highest rate. He also summarized recent crime statistics for the community.

Director Gravenson expressed concern COVID-19 testing and tracking, noting that the State of Colorado's testing per capita is currently ranked 49<sup>th</sup> out of 50 states.

Ms. Duffy summarized the District's facility and communication operations under the COVID-19 orders.

## Executive Session

Upon motion, second and unanimous vote, the Board entered into executive session at approximately 7:20 p.m. pursuant to § 24-6-402(4)(b) and (e), C.R.S. to discuss contract negotiations and receive legal advice on specific legal questions regarding the District's 2020 fence replacement project.

Upon motion, second and unanimous vote, the Board exited executive session at 8:15 p.m.

## 2020 Fence Replacement Project

The Board discussed the bids submitted to the District for the fence replacement project. Upon motion, second and unanimous vote, the Board identified Commercial Fence & Iron Works Colorado, LLC as the apparent lowest responsive and responsible bidder and directed legal counsel to confirm final specifications, pricing, and contract terms. The Board further requested that a final contract be presented for approval at the June 17, 2020 meeting.

## Other Business

There was no other business 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 8:30 p.m.

---

Secretary for the Meeting