

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 19, 2015, 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:

Roger Rohrer, President
Michael George, Secretary
Fenna Tanner, Vice President
Matt Stallman, Director
Tim Camarillo, Director

Absent: Anthony Noble and Michael Haskins (absences excused).

Also present were Micaela Duffy, District Manager and Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Rachael Asher and Jim Tanner, community members; Stacy Gilmore, City Councilwoman for District 11; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Joe Erjavec, Crestone Consultants*, LLC; Marni Nathan Kloster*, Nathan, Dumm & Mayer, P.C.; Community Resource Officer Brandi Thomas*, Denver Police Department.

[*Arrived / departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with five directors present. Thereafter, Director Rohrer called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

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Board Reports:

- July 31, 2015 Financial Report

Ms. Duffy presented the financial report and claims payable for the period ending July 31, 2015. She noted that she had reviewed the Denver water charges and that the District's water use is down for the period. Following discussion, and upon motion, second and unanimous vote, the Board accepted the July financial statement as presented.

- District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. The District – HOA volunteer appreciation dinner has been scheduled for December 11, 2015 to take place at the same venue as last year. The SDA annual conference takes place September 23-25, 2015; Director Camarillo received a scholarship as a first-time attendee.

Discussion Items / Unfinished Business:

- RFP for Maintenance Building

Ms. Duffy introduced Joe Erjavec, with Crestone Consultants, who is the District's project manager for the maintenance building project. Mr. Erjavec reviewed the draft RFP documents with the Board, and noted that the RFP will attach the form of contract proposed as an exhibit. Because the construction industry is very busy at this time, the Fall will be the best timing for initiation of the procurement process, with the RFP recommended to be released in late September or early October. Mr. Erjavec discussed the proposed project budget with the Board, and advised that the budgeted amount may not be the final amount of the project costs, in part due to the nature of the project, and in part due to the industry and increasing labor and materials costs. Mr. Erjavec also discussed the recommendation that the District hold a mandatory pre-proposal meeting, to help identify the level of interest at an earlier stage in the process. The Board discussed the size of the project and the amount of costs allocated toward design versus the construction phase.

The Board agreed to further consider the proposed project budget, and the timing for the RFP approval and distribution.

[*Ms. Marni Nathan Kloster arrived during this discussion.]

Executive Session

Upon approval by a vote of at least two-thirds of a quorum of the Board, the Board determined to go into executive session for the purposes of discussion of certain personnel matters including a

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claim submitted by the EEOC, potential litigation, and consulting with the attorney on associated issues, pursuant to § 24-6-402(4)(b), (e) and (f), C.R.S., at approximately 7:30 p.m.

The Board reconvened from executive session at approximately 8:35 p.m. and affirmed that no actions had been taken during executive session.

[*Ms. Kloster departed at this time.]

- RFP For Maintenance Building, Continued

The Board continued its discussion regarding the RFP for the maintenance building project. Upon motion, second and vote of four in favor, one against (Director George), the Board determined to increase the project budget to \$700,000 to be presented in the RFP document. The Board agreed with the recommendation to have the RFP published at the end of September / early October as discussed.

- Strategic Plan

The Board reviewed the final changes made to the draft strategic plan. After discussion, and upon motion, second and unanimous vote, the Board approved the Strategic Plan as revised.

Discussion Items / New Business:

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

Director Items

Director Camarillo reported on various community activities he is participating in.

Director Tanner expressed her opinion that the Board members should be diligent stewards and visible leaders; she encouraged the directors to have increased participation in community events.

Director Rohrer announced a get together that is being planned with the representatives of the HOA at the beer garden; he will circulate dates to find one that is suitable for most persons. Ms. Duffy stated that she would prepare a meeting notice for the gathering.

There were no other Director items presented.

Executive Session

There were no items for executive session at this time.

Other Business

There were no other business items 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 9:00 p.m.

Secretary for the Meeting