

# 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 11, 2019, 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  
Eric Gravenson, Director  
Tim Camarillo, Director  
William Thomas, Director

Absent: Roger Rohrer (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Magen Elenz\*, Office of Councilwoman Stacie Gilmore, Denver District 11.

[\*Arrived 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 and 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

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interest for each Director had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

[\*Ms. Elenz arrived at this time.]

## Public Comment Period:

- Denver Police Dept. There were no representatives nor comments from the Denver Police Department at this time.
- Master HOA There were no representatives nor comments from the HOA at this time.
- CAB There were no representatives nor comments from the CAB at this time.
- Councilwoman  
Gilmore's Office Ms. Magen Elenz reported on changes to the Neighborhood Watch eligibility requirements. She advised of an upcoming meeting scheduled at the Evie Garrett Dennis campus on October 19, 2019 on housing and aging in place issues.
- Public Comment There were no comments from the public at this time.

Board Member Candidate Ms. Duffy reported that Ms. Mariann Toomey has withdrawn her interest in joining the Board based on her proposed change in residency which would disqualify her as a candidate.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held August 21, 2019, 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, including details regarding the status of the fence project. She updated the Board on the payment and performance bond issue and referred to the proposed contract amendment discussion which is scheduled for later in the meeting.

## Board Reports:

- August 2019  
Financials Ms. Duffy presented the financial report and claims payable for the period ending August 31, 2019. Upon motion, second and unanimous vote, the Board approved the August financial report as presented.

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- District Manager's Report  
Ms. Duffy presented her manager's report to the Board. She requested input on the annual volunteer dinner event, including location and co-hosting with the HOA. The Board supported holding the event with the HOA; Ms. Duffy will research location options. Ms. Duffy reported on the recent conservation committee meeting which took place.
  
- Discussion Items / Unfinished Business:  
There were no items of unfinished business for discussion at this time.
  
- Discussion Items / New Business  
Director Gravenson updated the Board on the topic of the turf project. He is waiting to receive information regarding the plot of land dimensions for purposes of the District's xeriscape project. He would like to change the properties of the turf to lower the maintenance and xeriscape costs. It is premature at this time to open the topic up to the neighbors; the recommendation is to wait until firm plans are in place. Director Gravenson inquired about the level of neighborhood that should be involved in requesting feedback, and whether the area is currently being used for other purposes.  
  
There were no other new business items presented for discussion at this time.
  
- Director Items  
There were no director items brought forward at this time.
  
- Executive Session  
At approximately 6:45 p.m., a motion was made to go into executive session for the purposes of evaluation of contract negotiations in connection with the fence replacement project, and consultation with the attorney and receiving advice thereon, authorized pursuant to § 24-6-402(4)(e) & (b), C.R.S. All Board members, legal counsel and Ms. Duffy were in attendance.  
  
The Board returned from executive session at approximately 7:09 p.m. and affirmed that no actions had been taken while in executive session.
  
- Discussion regarding Contract Amendment  
Upon motion, second and unanimous vote, the Board approved the proposed contract amendment with FCS for the construction of fence replacement project, which modifies the payment and performance bond requirements to be 50% of the contract sum

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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 7:12 p.m.

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Secretary for the Meeting