

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 11, 2013, 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:

Michael George, President
Fenna Tanner, Vice President
Mary Schumer, Secretary
Michael Haskins, Director
Elaine Smith, Director
Roger Rohrer, Director

Absent: Anthony Noble (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson and Jim Tanner, District residents; and Brandi Thomas*, Community Resource Officer - Denver Police Department.

[*Departed as indicated.]

Call to Order

Director Tanner agreed to serve as Acting Chair for Director George. Director Tanner noted that a quorum of the Board was present with six directors present. Thereafter, Director Tanner called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda, and upon motion, second and unanimous vote, the Board approved the agenda as amended.

Conflict of Interest / Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might

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be required prior to taking official action at the meeting. Legal counsel had caused written disclosures of the conflicts of interest for each Director to be filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held November 20, 2013, were read. Upon motion, second, and unanimous vote, the Board approved the meeting minutes as presented.

Public Comment Period:

- Public Comment

There was no public comment at this time.

- HOA

There was no comment on behalf of the Master HOA at this time.

- CAB

There were no comments from the CAB at this time.

- Denver Police Dept.

Community Resource Officer, Brandi Thomas, distributed information regarding crime statistics for District No. 5 related to residence location. She described the different types of maps created by the police department used to track crime frequencies and locations. She stated that there are eight new officers currently in training for District No. 5. Officer Thomas described the charity Crusade for Kids which matches toys with needy children. Following discussion, and upon motion, second and unanimous vote, the Board agreed to contribute \$500 to the Crusade for Kids charity.

[*Officer Thomas departed following her presentation.]

- Other

There was no other public comment at this time.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

Board Reports:

November Financials

Ms. Duffy presented the financial report for the period ending November 30, 2013, and the claims payable for the same period. Following further discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the November financials as presented.

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District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. Ms. Duffy reported that Ken Albert is working on getting the costs of the District's fences to see what is needed to get up to date. He is doing similar research on the District's ponds. The results will be discussed by the planning committee for recommendations to the Board.

Four calls were received on the District's hotline this past month, of which three were related to properties located on the north side. The other call was a report of a light outage.

The District is spending \$430 per month on a package deal for internet and phone coverage, which includes 20 phone/internet connections.

Ms. Duffy met with a Verizon representative due to dissatisfaction with the current Sprint service. Verizon will make a month to month arrangement available with no contract obligation, and will provide free phones and a discount on service for District staff.

Ms. Duffy is looking into switching the District's credit card account from Wells Fargo to US Bank to save on fees. The District has been pre-approved by US Bank and there are no annual fees to be paid. She will also look into rebates and other discount options.

Ms. Duffy advised that she is evaluating the District's schedule of holiday closures, and has determined to switch the current Veteran's Day as a closed holiday to the day after Thanksgiving. This is based on the level of call volume which occurred on these two days as well as employee preference. The Board agreed with Ms. Duffy's recommendation. The modification to the schedule will be noted in the Personnel Manual.

Ms. Duffy provided a brief review of the committee reports and an updated performance measures report for the Board's reference.

The Board discussed the appropriate time for a performance review for Ms. Duffy. Ms. Vander Wall noted that the current District Manager services contract provides for an evaluation to take place on an annual basis in September of each year, or other time mutually convenient. The Board and Ms. Duffy agreed to

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the September evaluation time frame.

Finally, Ms. Duffy reported that she has hired Karen Jordan to fill the bookkeeper position that was left by Ms. Duffy. Ms. Jordan will serve as the District's Accountant.

Discussion Items / Old Business:

- Review of Final Assessed Valuation

Ms. Duffy advised the Board of the District's final assessed valuation amount for 2014, which was slightly higher than the preliminary A.V.

Discussion Items / New Business:

There were no items of potential new business brought forth at this time.

Director Items:

There were no director items brought at this time for discussion.

Director Tanner expressed her appreciation to the directors for their services in 2013.

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 7:30 p.m.

Secretary for the Meeting