

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 11, 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
Matt Stallman, Director

Absent: None.

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Tonya Rozencwajg and Veronica Cruz, residents.

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.

Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Noble, seconded by Director Stallman to approve the agenda as presented. Upon a vote of four in favor, and two opposed (Director West and Director Britton), the Board approved the agenda.

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.

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Public Comment Period: Ms. Rozencwajg shared she has lived here for 25 years and wanted to observe the meeting.

Ms. Cruz shared concerns with the number of thefts of vehicles and from vehicles within the neighborhood.

Director Items Director West shared several items. He spoke about concerns with approving the agenda, the requirement of all districts to have contracts with HOAs, the pond located near his home, the responsibility for the sidewalk behind the pond, concerns with the personnel manual and the standard operating procedures, and the pay dates for the staff for the month of December.

Director Britton shared concerns with the policies, voting requirements of the Board, and the appointment of the Secretary.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held November 20, 2024, were reviewed. A motion was made by Director Noble, seconded by Director West, to approve the minutes as presented. With a vote of five in favor and one opposed (Director Britton), the minutes were approved.

Board Reports:

- Financial Reports The financial reports for the period ending November 30, 2024, were presented. A discussion was held regarding the additional taxes collected, the insurance for the hail damage, workman's compensation insurance and the water usage for the year. A motion was made by Director Noble, seconded by Director Stallman, and upon motion and unanimous vote, the financials were approved.

- President's Report Chairman Gravenson shared his insight to the new year and the need for the landscape survey and plan for reducing water and/or the use of non-potable water. There was discussion regarding contracts and insurance and when or why quotes should be obtained.

- District Manager's Report Ms. Duffy presented her report to the Board. She provided an update on the snow removal program and the community garden.

Director West made a motion to increase the cost per plot in the garden to \$110 per year. Director Britton made a second. Upon a vote of two in favor and four opposed (Directors Gravenson, Noble, Stallman and Bennett) the motion failed.

Discussion Items / Unfinished Business: Ms. Duffy presented a letter and a call for nominations for the Board to consider for mailing to the residents in the District. After

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discussion and amendments, Director Noble made a motion to approve the documents as amended. Director Stallman seconded the motion. With a vote of four in favor and two opposed (Director West and Director Britton), the documents were approved.

Discussion Items /
New Business:

The contract for the 2025 landscaping services was presented to the Board for consideration. After discussion Director Noble made a motion to accept the contract as presented. The motion was seconded by Director Stallman. With a vote of four in favor and two opposed (Director West and Director Britton), the contract was approved.

Executive Session

There was no executive session.

Adjournment

Upon a motion duly made by Director Noble, seconded by Director Stallman, and unanimously carried, the meeting was adjourned at approximately 9:12 p.m.

Secretary to the Board