

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 17, 2021, at 6:30 P.M. at the
GVR Metropolitan District Office, 18650 East 45th
Avenue, Denver, Colorado. Also available to the
public via Go To Meeting.

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:

Tim Camarillo, President
Matt Stallman, Vice President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director

Absent: William Thomas (absence excused)

Also in attendance were: Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

Call to Order

Director Camarillo noted that a quorum of the Board was present with 5 directors in attendance. Thereafter, Director Camarillo 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 vote of four in favor, one against (Director Gravenson), 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

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interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time.
- Master HOA There were no comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment Mr. Gravenson commented that he would like to see the District's Mission Statement in the header of the agenda as a brief recitation of the organization's purpose. This would inform the public and Board members of the District's mission. The Board agreed to discuss this later in the meeting under agenda item 10.b., "new business." Mr. Gravenson withdrew his objection to the approval of the agenda.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held January 20, 2021, 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.

Board Reports:

- January 31, 2021 Financials Director Noble presented the financial report and claims payable for the period ending January 31, 2021, including the noteworthy expenditures involving the fence contract and the camera installation projects, and reviewed the tax collections report for the period. Ms. Duffy noted that one of the Denver Water bills is being reviewed for unforeseen activity, to see if there are water issues to be addressed. Director Gravenson inquired as to the US Bank expenditure for credit card expenses. Director Gravenson further inquired as to the District's net worth, tax collections, and reserve funds, relative to the

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District's needs. Upon motion, second and unanimous vote, the Board accepted the January financial report as presented.

- District Manager's Report

Ms. Duffy provided an update on the District's fence project, which has punch list items to be addressed, and then a final walk-through. She noted that she will be working with the budget committee, which includes Directors Camarillo and Noble, on a capital five-year plan. She will add the potential projects to future reports. Director Gravenson noted that the 2021 projects include the painting of the administrative building, which was done approximately 5-6 years ago, and asked about the color scheme related to weathering. Ms. Duffy responded that the selected colors were chosen to match the color of existing District facilities. Director Camarillo noted that the University offers services regarding paint colors. Director West asked about the timing of the replacement of the building related to the painting task, and whether the entire building needs painting. Ms. Duffy noted that the Board will have an opportunity to approve the painting project beforehand.

Discussion Items /
Unfinished Business:

- Fence project

Ms. Duffy shared with the Board different options for future phasing of fence replacement. The Board reviewed the different linear footage and different materials options. Board members discussed bidding criteria, timing, and size of the phases. The Board expressed interest in learning more about the synthetic split rail product. After further discussion, the Board directed Ms. Duffy to obtain estimates to include the phase of the privacy fencing consisting of 6,637 LF plus 567 LF of split rail fence.

Discussion Items / New
Business:

- Tree Removal

Ms. Duffy reviewed bids received from three contractors for the removal of the District's large Cottonwood tree, located in the detention pond, with pricing ranging from \$2,750.00 to \$3,750.00. The Board discussed the services included with the pricing, and the experience and reputation of the contractors. The Board discussed the complete removal of the stump versus removal to grade level. After further discussion, and upon motion by Director Noble, second by Director Stallman and unanimous vote, the Board approved the proposal presented by SavATree, with a not to exceed amount of \$2,900, with the Board's request to try to have the stump removed to a little below grade, if possible; alternatively, the Board authorized Ms.

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Duffy to proceed with the second ranked proposal, GR8 Work Services if the first vendor could not do as requested.

- Mission Statement

The Board discussed Director Gravenson's proposal to add the District's Mission Statement to the Board agendas. The Board reviewed both the Mission Statement and the District's Vision Statement. Director Camarillo motioned to add both the District's Mission Statement and Vision Statement to the agenda; the motion was seconded and approved by unanimous vote.

Director Items

Director Gravenson suggested the District consider acquiring a lectern or podium with a reading light to accommodate public speakers. The Board discussed the room and meeting setup, wires and location of a podium or lectern. Ms. Duffy agreed to research this request for Board discussion at the next meeting.

Director West asked about communications among Board members outside of public meetings. Ms. Vander Wall discussed application of the open meetings and open records laws applicable to the District and its public officials, and best practices, to enable the public to be aware of and participate in Board discussions of public business.

There were no other director items brought forth at this time.

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 8:33 p.m.

Secretary for the Meeting