

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 12, 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 special 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
William Thomas, Director

Absent: None.

Also in attendance were: Magen Elenz*, Chief of Staff and Aide to Councilwoman Gilmore, Micaela Duffy, District Manager, GVR Metropolitan District; and Russ Newton, Seter & Vander Wall, P.C., legal counsel.

[*Attending virtually via Go To Meeting.]

Call to Order

Director Camarillo noted that a quorum of the Board was present with six directors in attendance. Thereafter, Director Camarillo called the special 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 unanimous vote, 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

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be required prior to taking official action at the meeting. Legal counsel advised that written disclosures of the conflicts of 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 Ms. Elenz reported that the indoor pool and auditorium project for the GVR recreation center is progressing toward approval and will include water slides. The city council will hear the project on May 17th.

The GVR recreation center is open for one-hour reservations, which can be reserved on the recreation center website. Group programming is available at the Hiawatha location and can be reserved on the website.

Peña Boulevard will be closed for maintenance on Saturday, May 15th from 9:00 a.m. to 4:00 p.m.

Director West inquired about a reduction in police presence in the area compared to over a year ago. Ms. Elenz explained that the decrease in observed presence could be due to the location of a new police station, which is no longer located on Peoria and could be the reason for people not seeing as many vehicles coming and going. She advised that police presence should increase in the summer months and concerns should be communicated to the district commander.

Director West inquired about the lack of street-sweeping signs informing residents of when not to park within public rights of way in the community. Ms. Elenz will look into whether signs can be installed, but noted that Denver does not ticket vehicles that are parked in right-of-way during street-sweeping hours. Director West mentioned that he has been ticketed for parking in a right-of-way during street-sweeping hours. Ms. Elenz

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clarified that Denver patrols and tickets violators near downtown and large commercial areas, but not in residential neighborhoods.

Director Gravenson inquired about Denver's new landlord licensing program, which requires safety inspections. He asked about community involvement and impact on rent prices. Ms. Elenz explained the program as the result of a multi-year policy initiative that included significant community outreach and input from many stakeholders. She explained the license inspection and fee framework for rental units and homes, is due every four years and adds a nominal monthly cost. Under the program, a current tenant may remain in a rental that does not pass license renewal inspection; however, the rental may not be leased to a new tenant until it passes inspection and obtains the renewed license.

- Public Comment

There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held April 21, 2021, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Mr. Newton directed the Board members to legal counsel's written legal report included in the meeting materials. He discussed recent modifications to the State's executive orders and Denver orders regarding requirements related to the COVID-19 pandemic. He also highlighted proposed bills currently in consideration by the 2021 legislature which may impact the District.

The Board discussed Denver's updated mask policy and its application to the Directors and attendees at Board meetings. The Board agreed that even if masks can be removed under the new policy, directors and attendees should wear masks if any Board members make the request.

The Board discussed the proposed change of language for the statutorily required "illegal alien addendum" for District contracts to "worker without authorization addendum," noting that the change in terminology does not affect the definition of the term or how the statute is applied.

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The Board discussed the general legislative process and available resources to follow proposed and newly enacted legislation.

Board Reports:

- April 30, 2021
Financials

Director Noble presented the financial report and claims payable for the period ending April 30, 2021. He noted the expenditures exceeding \$5,000, including invoices for First Class Landscape and SavATree. He reviewed the status of the District's property tax collections for the current period, and reviewed the water expenses and comparisons to prior periods.

Director Gravenson noted that notices of valuation for 2021 have been issued, with some homes in the community receiving a significant increase. He inquired as to the impact on the District. Ms. Duffy advised that the preliminary assessed valuation will be issued later in the year, and Ms. Elenz stated that GVR should expect to see about a 15% increase overall.

After further discussion, and upon motion, second and unanimous vote, the Board accepted the April financial report and approved the claims as presented.

- District Manager's
Report

Ms. Duffy reported that yard signs regarding District's Board vacancies will be posted in front of the administrative building. She is currently working on revisions to the District's personnel manual, for review by District counsel and subsequent Board approval. The personnel manual and standard operating procedures have been added to the list of projects for 2021. Ms. Duffy agreed to correct a typo on the graffiti report.

Director West inquired about ownership and maintenance of the mailboxes, noting that mailboxes near his home have rusted. Ms. Duffy explained that the homeowners' association owns some mailboxes and the post office owns the others, and the HOA is responsible for mailbox maintenance. She explained that the association will repair broken mailboxes but does not usually perform aesthetic repairs. The Board noted the association next meets on June 21st and concerns regarding mailboxes can be emailed to association members at that meeting.

Director West reported that grass clippings from landscape maintenance were blown onto his property. Ms. Duffy advised

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that she will inquire about it, and Director Noble suggested that he submit pictures of the issue to Ms. Duffy.

Discussion Items /
Unfinished Business:

The Board did not have any unfinished business to address.

Discussion Items / New
Business:

The Board further discussed Denver's new mask policy, and Ms. Duffy advised that she will be attending a training on the issue later in the month. Ms. Elenz added that the Department of Health will likely continue some form of mask policy until the pandemic is over. She added that flu numbers were reduced by 95% over the course of the pandemic.

Director West thanked Ms. Elenz for her attendance and requested that Councilwoman Gilmore attend the next Board meeting on June 16.

Director Camarillo inquired about District officer positions, noting officer elections at prior May meetings. Mr. Newton advised that officer elections are typically done after District Board elections, or director resignation. Current officers are affirmed as part of the District's annual administrative resolution, but can be changed. Director Gravenson noted he did not see a need to change positions at this time, and the Board acknowledged the current officer positions.

Director Items:

There were no 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 7:46 p.m.

Secretary for the Meeting