

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 18, 2018, 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, Vice-President
Anthony Noble, Secretary
Tim Camarillo, Director
William Thomas, Director
Eric Gravenson, Director

Absent: Matt Stallman and Roger Rohrer (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Melissa Sotelo, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Charlie Foster, Town Center Metropolitan District, Shannon Fuller*, Haynie & Co., Fred Jackson, resident; and Officer Marika Putnam, Denver Police Department District 5.

[*Departed where indicated]

Call to Order

Director George noted that a quorum of the Board was present with five directors in attendance. Thereafter, Director George 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 presented.

Conflict of Interest /

The Board had been previously advised that pursuant to

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Disclosure Matters

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

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. Officer Putnam reported on crime statistics for the recent period; she noted that crime is trending downward, but there is an increase in theft from motor vehicles. The Commander meeting is scheduled for tomorrow at the Green Valley Rec Center. Director Thomas inquired as to the level of responsiveness to reported partying activity that took place over the recent July 4th holiday. Ms. Duffy asked about additional police protection desired at the community garden, due to recent incidents at that location.
- Master HOA There was no representative from the Master HOA for comment at this time.
- CAB There was no report from the CAB at this time.
- Councilwoman
Gilmore's Office Ms. Melissa Sotelo, from Stacie Gilmore's office, provided an update on several items. She noted that the City is on track for the completion date of November 2018 regarding the ramp and Tower Road improvements. The signal at Randall and GVR Boulevard will also be installed. Councilwoman Gilmore recently took part in a driving tour of the community. She described issues of inadequacy for the semi-truck parking. The G.O. bond rec center project is in the design phase. There will be an opportunity for community members to provide comments to the proposed design. She noted that 56th Avenue is also going through a design phase. The "Senior Tea" is scheduled for August 4, 2018. Her office is planning for block parties to take place during the Denver Days.
- Public Comment There were no comments from the public at this time.

Presentation of 2017 Audit

Ms. Shannon Fuller of Haynie & Co. presented the District's proposed audit for 2017 to the Board. Ms. Fuller noted that the District's audit went well, resulting in an unmodified opinion. The District had no new accounting policies adopted in 2017; there were no audit adjustments made. Ms. Fuller reviewed the

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PowerPoint slides showing highlights for the audit.

Following the review of the audit and follow-up discussion, and upon motion, second and unanimous vote, the Board accepted the 2017 audit as presented, subject to legal counsel review and any final modifications as may be required for final submittal. The Board thanked Ms. Fuller for the presentation.

[*Ms. Fuller departed at this time.]

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held June 20, 2018, 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 an update on the closeout of the maintenance services building project.

Board Reports:

- June Financials

In the absence of Director Rohrer, Ms. Duffy presented the financial report for the period ending June 30, 2018. Upon motion, second and unanimous vote, the Board approved the June financial report as presented.

- District Manager's Report

Ms. Duffy presented highlights from her manager's report. She noted that she is working with the fence vendors, including Merchant Metals, Split Rail Fence, and 1st Class Sprinklers, in connection with the District's proposed TREX fence installation project. The fence repair project has been completed. In response to Director Thomas' inquiry, she noted that Himalaya is one of the areas which needs the most work.

Ms. Duffy reported on other miscellaneous issues, including a review of her manager goals and the upcoming Special District Association conference.

Discussion Items / Unfinished Business

There were no items of unfinished business presented at this time.

Discussion Items / New Business

There were no new items of business presented at this time.

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Director Items

Director Gravenson raised two concerns: the amount of funds the District spends on irrigation water expenses, and the lack of meaningful input from the community on District projects, and what the Board might do to incentivize people to become more involved. Significant discussion ensued in response. Some individuals noted that the lack of involvement is an indication that the District is doing a good job. Director Noble noted that based on the audit, the amount the District spent on water is relatively small in comparison to the District's overall budget. Director Thomas noted that efforts may be spent focusing on planning and drought preparation. He also noted that the District should create opportunities to provide input. Ms. Duffy indicated that this issue will be a topic on the planning committee agenda. Mr. Jackson, a resident of the community, discussed the issue of a weed field adjacent to his house, which is owned by the City. The Board agreed to have these issues further discussed at a planning committee meeting.

Executive Session

There was no executive session requested 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 7:40 p.m.

Secretary for the Meeting