

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, January 19, 2011 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 and in accordance with the applicable statutes of the State of Colorado. Except where indicated, the following Directors, having confirmed their continued qualification to serve on the Board by affidavit filed with the District, were in attendance:

Michael George, President
Michael Haskins, Vice President
Anthony Noble*, Treasurer
Mary Schumer, Secretary
Fenna Tanner, Director
Earleen Brown*, Director
Chuck Britton, Director (affidavit not on file)

Absent: None.

[*Arrived when indicated.]

Also present were Andrew Pimental, District Manager, and Joyce Mesmer, Peggy Ripco, and Karen Jordan, HOA services representatives, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Joann True, Eric Gravenson, John and Elaine Smith, James Tanner, and Marianne Toomey, District residents.

Call to Order / Quorum

Chairman Michael George noted that a quorum of the Board existed with five directors present. Thereafter, Director George called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

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Approval of Agenda

The Board reviewed the agenda, and by a vote of four in favor and one opposed (Director Britton), approved the agenda.

Conflict of Interest/
Disclosure Matters

Ms. Vander Wall distributed to the Board members her firm's materials regarding conflicts of interest, including a description of the statutory and common law guidelines and requirements concerning their identification and disclosure. The Directors were reminded of the requirement to identify all existing and potential conflicts of interest each Director may have in connection with serving as a member of the Board. Ms. Vander Wall requested that each Director complete the conflict disclosure forms provided, which her firm would file on behalf of the Directors with the Secretary of State as a "standing" disclosure. Any additional disclosures which may come up over the course of the year should be noted by the Director for disclosure and filing in advance of discussion.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held December 8, 2010, were read. A correction was noted in the reference to Ms. Laverne M. Palmer on page 5, as a homeowner and not a resident within the District. Upon motion duly made and seconded, by a vote of four in favor and one opposed (Director Britton) the Board approved the minutes.

Introduction of New District
Staff in re HOA Covenant
Enforcement Services

Mr. Pimental introduced the three new District employees hired to assist in performing the covenant enforcement services taken on by the District as of January 1, 2011 pursuant to its agreement with the Master HOA: Ms. Joyce Mesmer, HOA assistant, Ms. Peggy Ripco, HOA supervisor and Ms. Karen Jordan, HOA Bookkeeper. Ms. Ripco reported that staff has been aggressively sending out violation notices throughout the District, primarily focused on deficiencies in house painting and snow removal. The Board welcomed the new employees to the District.

Public Comment Period:
- Public

[*Directors Brown and Noble arrived during this discussion.]

Ms. Joann True inquired about the number of applications submitted and number of interviews granted for each of the HOA-related positions.

Mr. Eric Gravenson expressed appreciation to the community for all of the well wishes he received while he was out ill.

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- Master HOA for GVR There was no comment from the Master HOA.
- CAB Ms. Elaine Smith reported that the CAB held its quarterly meeting last evening with the executive board and the at large board. She indicated that the League of Women Voters is looking to host mayoral discussions; the CAB would like to join in these efforts. The Green Valley Ranch library is going to be open on March 9, 2011, with a grand opening celebration on March 12, 2011. The library will include a meeting room which can hold up to 100 people.
- Other Mr. Paul Gilberto reported that the graffiti in the area is light; the District has a good relationship with the property to the north. However, at the 42nd and Picadilly address, where trailers are located, it is a tougher area for graffiti removal efforts. Graffiti which is reported on the District's hotline is usually removed within 48 hours.
- Mr. Pimental reported that Day Lapira, with the Denver Police Department, has resigned her position and will be replaced by Officer Tony Bruce.
- Attorney's Report Ms. Vander Wall directed the Board members to her written legal report, which identifies outstanding items for Board update.
- Director Items Director Tanner noted that parking at the GVR administration building is more difficult with the District's maintenances trucks, and she suggested that some of the trucks be parked on the street.
- Director Britton commented on the volunteer appreciation dinner and newsletter article. He remarked on the amount of District funds spent on the youth programs, which does not profit the District. Director Noble noted that the numbers used by Director Britton may not be accurate, and that he would review further. Director George noted that the data shows continued positive trends for the youth programming, with annual increase in youth participants. Ms. Joanne True stated that the District's license only accommodates up to 99 children. Director Britton commented on the current maintenance of the community garden. Director Britton also commented on the level of District involvement taken to address the HOA covenant violations, stating that the priority should be to assist the people who cannot afford to live in the community.

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Director Noble reported that he would like to bring to the Board a proposal for making electronic payments for some of the District's standard expenditures, including electricity, water, etc. He is working on the details for this proposal with Ms. Duffy.

There were no other Director items presented.

Board Reports:

- November Financials

Director Anthony Noble presented to the Board the financial report for the District for the period ending November 30, 2010. He noted that the financials reflect the District's bond principal payment in the amount of \$385,000. Following discussion, and upon motion duly made and seconded, with one vote in opposition (Director Britton), the Board accepted the November financials as presented.

- December Financials

Next, Director Anthony Noble presented to the Board the financial report for the District for the period ending December 31, 2010. He indicated that the year end financials will be finalized for approval at the next meeting.

- Claims Report

Mr. Noble next reviewed with the Board the listing of claims payable through January 19, 2011. Following motion duly made, and seconded, with one vote in opposition (Director Britton), the Board approved the payment of claims as presented.

- District Manager Report

Mr. Pimental reported from the highlights of his written Board report. He commented on the HOA operations, noting that the majority of the violation letters have been sent out for snow removal reminders. Denver has its own code enforcement vehicle writing tickets for fines for failure to shovel. There may be hardship cases to be heard by the HOA board; there may also be volunteers who help out with shoveling and painting neighbors' homes. He noted that there are some chronic issues that the District will need to educate people on, with the recognition that the District does not make the rules, but only carries out the rules imposed by the HOA. He also reminded the Board that the community has not yet had continuity in covenant enforcement beyond a two year period. The community appears to be pleased that the contract is in place, and that covenant enforcement is back on-site.

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Mr. Pimental reported that HC Development continues to face zoning challenges which has delayed the construction of the proposed storage facilities.

GOCO has introduced the Spring grant cycle. Mr. Pimental suggested the District may be interested in applying for mini-grant funds for District enhancements. He suggested a couple ideas including the installation of a disc golf course at 42nd and Lisbon, in collaboration with Denver, and the installation of accessibility features to the District's community garden facilities to enable access to wheelchair participants. It was noted that both of these projects have low continuing maintenance costs, once the project is completed. The cost for these facilities range between \$8,000 - \$14,000. Another suggestion included the building of a larger shade structure to create a "nature center / classroom" to complement the community garden. The Board also discussed the detention pond located at 41st and Ensenada, and the opportunity to make improvements to this pond. Following further discussion, and upon motion duly made and seconded, the Board directed Mr. Pimental to proceed with the application for mini-grants for both the disc golf course and the community garden accessibility features.

Discussion Items / Unfinished Business:

2011 Annual Administrative Resolution

Ms. Vander Wall reviewed with the Board the 2011 administrative resolution. Minor changes to the resolution were discussed, which were agreed to be incorporated into the proposed resolution. After further discussion, the Board voted in favor of approval of the resolution, as amended, with a vote of six in favor and one opposed (Director Britton).

Vision Statement

Mr. Pimental distributed to the Board a memo reflecting the various ideas for a vision statement received from directors, and other sample vision statements. The Board discussed the development of an appropriate vision statement for the District, and the differences among a vision statement, a mission statement, and a strategic plan.

The Board discussed tying the vision statement in with the District's Strategic Plan, which is on schedule to being reviewed and updated. Director Brown noted that the District's prior

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marketing has included “accountability,” “transparency,” and “value added” – and offered that the District might expand on these key points. Director Schumer suggested that the Board may want to collaborate with District community members, and/or representatives from neighboring districts may participate in the discussion. This may also include information about the proposed “Promise Center” to be built in the area. Director Noble stated that the strategic plan has been assigned to the planning committee, but only two individuals typically participate, and the committee has asked the north side for input with no response. Director Haskins suggested that the Board address the Strategic Plan review in sections, such as landscaping as one topic; the District could set up limited topic workshops to accomplish this. Director Tanner suggested using the HOA district delegates to communicate ideas and provide input in these discussions; it was noted that there are several districts which do not have any delegates designated.

Mr. Pimental stated that there will be a new Denver City Council representative for the area in May, following the mayoral election. It was agreed that the District would set up a meeting with various neighbors and with the Denver representative on the first available Saturday after the new library opens at the new facilities.

Discussion re SOPPs

Ms. Vander Wall reported that she is in the process of reviewing the District’s draft Standard Operating Policies and Procedures. The legal review was delayed to 2011 to prioritize the District’s legal budget. She indicated that in the process of review, she has identified a variety of comments, which have legal / liability issues, and raise issues concerning District policies, reiteration of statutes and regulations, inconsistencies, and duplication of other government documents and provisions. It was recommended that the Board allow sufficient review and revisions to be made for re-submittal to the Board. The Board agreed to defer the review to the April meeting.

Discussion Items / New Business: Other Business

There was no other business for discussion at this time.

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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 9:00 p.m.

Secretary for the Meeting

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