

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 18, 2012, 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, President
Fenna Tanner, Vice President
Anthony Noble, Treasurer
Michael Haskins, Director
Mary Schumer, Secretary
Elaine Smith, Director

Absent: Roger Rohrer, Director (absence excused)

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Eric Gravenson, Mariann Toomey, and Walt Cross, District residents; Charlie Foster, Town Center Metro District; Officer Tony Bruce, Denver Police Department.

Call to Order

Director Michael George noted that a quorum of the Board existed with six directors present. 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 with the additional item regarding the JDE Contract to be considered under "unfinished business," item 9.d.

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

No additional conflict disclosures were announced.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held June 20, 2012, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented, with Directors Tanner and Noble abstaining.

Public Comment Period:

- Denver Police Dept.

Officer Tony Bruce discussed recent crime statistics for the area, which includes an increase in theft from motor vehicles and criminal mischief. He emphasized the need for people to lock up their valuables as 50% of the burglaries occur from unlocked homes.

- HOA / Public Comment

There was general discussion regarding the recent news story on Channel 7 regarding covenant enforcement and lawn irrigation requirements.

- CAB

Director Smith indicated that there are two resignations from the CAB executive board; elections will take place in January. There are four vacancies from the north side, including an open public safety position. She reported on upcoming events, including the Summer Fest on August 26, and the Gobble Wobble on November 17, 2012. The next quarterly meeting of the CAB is scheduled for October 16, 2012 at 6:00 pm.

- Other

Mr. Pimental reported on the school supply drive promoted by the Optimist Club; there are drop off boxes placed in various locations throughout the community, including at the District offices.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report, which identifies outstanding items for the Board. The report included details on the GOCO contract for the grant award, which was distributed and executed previously as a result of timing requirements.

Board Reports: June Financials

Director Noble presented to the Board the financial report for the District for the period ending June 30, 2012. Following

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discussion, and upon motion duly made, seconded and a unanimous vote, the Board accepted the June financials as presented.

Claims Report

Director Noble next reviewed with the Board the listing of claims payable through current date. Upon motion duly made, seconded and a unanimous vote, the Board approved the payment of claims as presented.

District Manager's Report

Mr. Pimental described for the Board the preliminary work being done as part of the park and rec master plan project with Green Play. The District is working with Green Play to identify stakeholders who will be involved in the individual focus groups. The Summer Fest event will be used as a final focus group and a first public meeting for the project. Mr. Pimental described that although the District's "service area" is much broader than the District's boundaries, the focus is on the opinions of the District's taxpayers.

Mr. Pimental noted that the DPS Kaleidoscope Corner pre- and post- school child care services are no longer being offered to the Green Valley Ranch community. There have been discussions as to whether the District may be able to provide similar before or after school child care to meet the needs; the District staff is exploring the feasibility.

There was discussion about the District's new internal camera system installation. The equipment has been delivered; Mr. Pimental hopes to have it installed next week.

Discussion Items / Unfinished Business

- GOCO Grant Contract

Mr. Pimental reminded the Board that the District's GOCO grant fund application was selected and the District was awarded \$40,000 for the District's park and rec master planning services project. The State Board of the Great Outdoors Colorado Trust Fund requires each grant recipient to enter into an agreement regarding the award, and also requires the Board adopt a resolution in support of the grant. Ms. Vander Wall reviewed the contract and resolution with the Board, and pointed to her legal status memo for a description of the substantive contract provisions. She noted that the contract reflects the District's selection of the partial payment option for distribution of the grant funds. Following further discussion, and upon motion,

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second and unanimous vote, the Board approved and ratified the agreement and resolution in support.

Follow up re Park and Rec
Master Plan Project

Mr. Pimental advised the Board of options for participating in focus groups related to the park and rec master planning process. Green Play is to hold a series of public-based focus groups and also a Board-based focus group. Alternatively, Green Play can incorporate the Board members' input in any of the public-based focus groups. Mr. Pimental noted that the intent is to have groups that do not exceed 25 persons; an ideal number for a group is 15. The focus groups will allow for receipt of public input from which the survey questions will be built.

After further discussion, it was the consensus of the Board to have the directors attend one or more of the public-based focus groups rather than a Board-specific focus group.

Follow up re External
Security Enhancements

Mr. Pimental advised that he is still waiting to receive a proposal from the third vendor, United Security, related to the installation of the District's external security camera system. He noted that there may be advantages to deferring the project to later on in 2012, or moving it to a 2013 budgeted project. He will have further recommendations at the next meeting. The District has since installed new signs, and has trimmed back trees in the parking lot, which appears to have helped.

- Contract with JDE, LLC

Mr. Pimental provided Board members with a copy of the proposed services agreement with JDE, LLC for the installation of new lighting in the parking lot. The project is expected to be complete by September 30, 2012, for a price of \$7,300. Following motion by Director Schumer, second by Director Smith, and upon unanimous vote, the Board approved the contract as presented.

Discussion Items / New
Business

- 2012 SDA Annual
Conference

Mr. Pimental asked which Board members will be able to attend the 2012 SDA annual conference being held in Keystone, Colorado, on September 19 – 21. He asked that Directors report back to him with a response by the second week in August.

- Proposed Future
Acquisition of Storm Water
Detention Pond

Mr. Pimental reported that the detention basin, located at 41st and Ensenada, was currently owned by Denver. Research of its history shows that it was intended by the developer to be

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conveyed to the District for ownership. Instead, it was conveyed to Denver, with the maintenance responsibility placed upon the HOA through a development agreement. The HOA has recently spent \$28,000 to have sediment removed in order to bring the pond into compliance. There is additional work yet to be completed, including the replacement of a vault, removal of additional sediment, wetlands vegetation removal, and work on the trickle channel. Mr. Jim Tanner discussed the level of work to be done by the HOA, noting that the HOA intends to perform a higher level of cleanup if the District is going to accept the conveyance of the detention pond. Director Noble asked if there is a concern that the City of Denver would elect not to convey the pond, if there were a higher level of cleanup work performed. After further discussion, it was determined to be the consensus of the Board to accept the detention pond following completion of the HOA's final repair work. This is expected to be done in Spring, 2013.

Director Items

Director Haskins noted that Denver City Council has re-aligned its boundaries and there will be an open space for the Green Valley Ranch area. This will not take place until 2015..

Director Noble noted he is involved with a non-profit company that may be interested in taking the District's old copier, which is no longer used.

Additional Public Comment

Mr. Charlie Foster complimented the District on the unbiased and informative materials published in the District's newsletter regarding fracking. Mr. Pimental noted that the information came from the Denver library.

There was no other public comment at this time.

Executive Session

Upon approval by a vote of at least two-thirds of a quorum of the Board, the Board determined to go into executive session for the purpose of discussing and providing direction regarding contract negotiations with the HOA, with consultation from the attorney, authorized pursuant to § 24-6-402(4)(e) & (b), C.R.S., at approximately 8:50 p.m..

The Board reconvened from executive session at approximately 9:10 p.m. and affirmed that no actions had been taken during executive session.

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There were no other items for executive session 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 9:10 p.m.

Secretary for the Meeting