

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, June 15, 2022, 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:

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

Absent: None.

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

Call to Order

Chair Director Noble noted that there is a quorum of the Board with six directors in attendance, and 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 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 be required prior to taking official action at the meeting. Legal counsel advised that written disclosures of the conflicts of

RECORD OF PROCEEDINGS

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 from the Master HOA at this time.
- CAB Ms. Duffy noted that the CAB anticipates a meeting in July.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There was no public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held May 18, 2022, were read. Upon motion, second, and unanimous vote, the Board approved the minutes of the meeting as presented, with an abstention by Director Gravenson.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She highlighted the updated COVID-19 community levels as reported by the CDC based on statistics on a state and county basis. In Denver, the community level has increased from a "medium" to a "high" level, since the prior month. Ms. Vander Wall reported on an update from the 2022 legislative session, including HB22-1137 regarding "HOA Board Accountability and Transparency" which imposes new requirements on HOAs, and which will likely impact some of the District's practices. The District may need to modify its current agreement with the HOA to reflect the changes in services.

Board Reports:

- May 30, 2022 Financials Director Camarillo presented the financial report and claims payable for the period ending May 31, 2022, including the financial overview, and the District's property tax collections. He reviewed the checks exceeding \$5,000. The Board discussed the increase in the District's water use for the period. Upon

RECORD OF PROCEEDINGS

motion, second and unanimous vote, the Board accepted the May financial report as presented.

- District Manager's Report

Ms. Duffy updated the Board with highlights from her manager's report. She noted that she will be meeting with the HOA attorney to address the new law and HOA requirements which affect the District.

Director Thomas inquired about possible added services provided by the District in connection with its programs to maybe add a route to help community members attend the farmers market during the summer months. Ms. Duffy agreed to research this.

Discussion Items / Unfinished Business:

- Personnel Manual

The Board was presented with the final version of the District's personnel manual, containing the changes made following the May 11, 2022 workshop and May 18, 2022 Board meeting, and the Board signature page. The Board discussed whether all Board members would execute the Board member signature page, noting the final vote was three in favor (Directors Noble, Thomas and Camarillo), one against (Director West), and one absent (Director Gravenson). After discussion, it was determined that the detailed vote count would be notated on the signature page, about the Board members' signatures. Legal counsel agreed to modify the signature page accordingly, for execution.

Discussion Items / New Business:

- Next Phase of Fence Project

Ms. Duffy presented a proposed Phase 5 for the District's fence project, within Filing 41 and which runs along 43rd and Tower Road to 45th Avenue, for a total amount of approximately 2,861 linear feet of new fence to replace vinyl fencing. The Board discussed including surplus fencing into the project, to allow the District to store fence supplies in the event of minor repairs in the future. After further discussion, the Board agreed to proceed with the preparation of a Request for Proposal, including the surplus materials, to be reviewed at the next meeting.

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

RECORD OF PROCEEDINGS

Director Items

Director Noble reminded the Board of his request that each Director bring three items that he would like to make a priority to work on over the year. Director Noble stated his priorities: (1) to reduce the landscaping footprint by 50%; (2) as a result of communication with the media, explore how the District can enhance who the District Board is, what the District Board does, and the services that the District provides (3) create a more cohesive Board, including training and educational opportunities.

Director Thomas presented his suggested priorities: (1) to reduce the landscaping footprint and reduce the District's water budget; (2) to establish a closer relationship with the Denver Police Department Community Resource Officer, and develop a more robust neighborhood watch; and (3) to better have the community become knowledgeable, and proactively engage the community.

Director West submitted his list of priorities in writing, which were read and summarized by Director Noble: (1) is there a way the Board can hold a meeting that follows the guidelines of the District's mission and vision statements to discuss how the District conducts business; (2) what is the reason the Board cannot be involved with the residents and their concerns?; and (3) learn what the community feels about the District.

Director Stallman added his priority suggestion of reaching the community.

Director Gravenson added his suggested priority of addressing landscaping improvements, noting that with the architect rendering previously provided, it became apparent that it was not economically viable due to water requirements and maintenance costs; xeriscape should be considered.

Director Camarillo stated his suggested priorities: (1) look at replacement or upgrade of the District's administrative building, identify what's needed for capital development, and what does the community need? (2) partnerships and collaborations – consider becoming a participatory funding partner option with Denver; (3) determine what services will be needed that the District can participate in.

Director Noble suggested that Ms. Duffy and legal counsel can summarize the suggestions, and then the Board may consider

RECORD OF PROCEEDINGS

committees, and ways in which to gather some momentum in the community.

Director Gravenson added that the topic of a new building project conflicts with maintenance commitments, such as the deck project improvements. It was noted that there is value in the discussion.

Director Camarillo reported that he has been appointed as the new chairperson of the Denver Board of Adjustments.

Other Business

Director West inquired about the status of the District's paving project; Ms. Duffy noted that it is pending the issuance of the permit by Denver; she is hopeful it will commence next week.

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 7:55 p.m.

Secretary for the Meeting