

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 20, 2024, 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:

Lyman West, Vice President
Charles Britton, Secretary/Treasurer
Matt Stallman, Director
Eric Gravenson, Director
Joyce Bennett, Director

Absent: Anthony Noble.

Also in attendance was Micaela Duffy, District Manager, GVR Metropolitan District.

Call to Order

Chairman West noted that there is a quorum of the Board in attendance and called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

A motion was made and seconded, and upon a unanimous vote, the Board excused the absence of Director Noble.

Approval of Agenda

The Board reviewed the agenda. A motion to approve the agenda was made and seconded, and upon a unanimous vote, the Board approved the agenda as presented.

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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.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no comments from the Denver Police Department.
- Master HOA There were no comments from the Master HOA.
- CAB There were no comments from the CAB.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There were no public attendees.

Director Items

Director West had questions regarding the Graham Golden Technologies contract, and the amounts paid in 2023. Ms. Duffy stated she would pull detailed reports to provide that information. He also raised questions regarding the Town Center Metro District and what the contract covers and if our staff monitors the work being completed. Director West mentioned he has spoken to King Soopers and others to see what measures they take to keep the backflows from being stolen and they stated that they paint them black as it makes it less appealing. After discussion of the board they would like staff to paint the backflows of the District green.

Director Gravenson discussed the addition of the mission and vision statements to the agenda and recommended adding the oath of office to the agenda as a reminder to the Board and community of the responsibilities. After discussion, the Board agreed to have this information added to future agendas. Director Gravenson also stated that when he walks into government buildings, there is often an American and Colorado flag being displayed and as a quasi-government office, he would like to see that in the administration building. After discussion of the Board, it was agreed to purchase these flags and stands for display.

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Approval of Minutes

The minutes of the special meeting of the Board of Directors held February 13, 2024, were read. Following discussion, and a motion by Director Gravenon, seconded by Director Britton, and vote of 4-0 (Director Stallman abstained), the minutes were approved as presented.

The minutes of the special meeting of the Board of Directors held February 20, 2024, were read. Following discussion, and a motion by Director Gravenon, seconded by Director Britton, and a vote of 4-0 (Director Stallman abstained), the minutes were approved as presented.

The minutes of the regular meeting of the Board of Directors held February 21, 2024, were read. Following discussion, and a motion by Director Gravenon, seconded by Director Britton, and a vote of 5-0, the minutes were approved as presented.

The minutes of the special meeting of the Board of Directors held February 28, 2024, were read. Following discussion, and a motion by Director Britton, seconded by Director Bennett, and a vote of 4-0 (Director Stallman abstained), the minutes were approved as presented.

Board Reports:

- Financial Reports

Director West presented the financial report and claims payable for the period ending February 29, 2024. Following discussion, and upon motion made by Director Gravenon, second by Director Stallman, and all in favor, the board approved the February 29, 2024, financial report and claims as presented.

- District Manager's Report

Ms. Duffy presented her report to the Board. Ms. Duffy reported on the District's efforts to sell the blue bus. She discussed the fence damage by a drunk driver on Himalaya and 47th Ave. She requested the board review the quote from Fence Consulting Services for repair of the fence so a claim for restitution could be filed. After discussion, the Board agreed to move forward with Fence Consulting and Trophy Fence as they completed the prior fence installation.

Ms. Duffy then discussed the options for repair of the Jeep and the Board agreed to file a claim with the insurance and have the Jeep towed to Colorado Tire for repair under the claim.

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The Board then discussed sending a plant or flowers to Joan Fritsche due to her illness. A motion was made and seconded, and all in favor of having the office send a plant.

Discussion Items /

Unfinished Business:

- Review of the SOP manual revisions

The Board had previously reviewed the changes requested in the manual. No questions or concerns were raised regarding the proposed changes. A motion was made by Director Britton, seconded by Director Gravenson, and all in favor. Then updated SOP was accepted. The Board directed Ms. Duffy to accept the changes and have Director Gravenson complete a final review prior to printing updated copies.

- Review of the landscape proposals

The Board reviewed the updated proposals for the landscaping contracts. A motion was made by Director Stallman, seconded by Director Britton to approve Environmental Designs for the landscape maintenance, management and tree contracts without the floral beds. Ms. Duffy will prepare the contract and the Board will have a special meeting to review the contract to present to Environmental Designs.

- Deed for 38th Avenue

The Board has not yet received a review from the attorney, so this item has been tabled until the next meeting.

Discussion Items / New Business:

- Discussion regarding HOA services and 5A

Director Gravenson shared his understanding of the wording of 5A and discussed the functions of the HOA. He stated that he would like an interpretation of the wording from the attorney and would like to have a discussion based on that information prior to moving forward with any changes to the agreement with the HOA.

Executive Session

There was no executive session.

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Adjournment

Upon a motion duly made, seconded, and unanimously carried, the meeting was adjourned at approximately 9:18 p.m.

Secretary for the Meeting