

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 17, 2017, 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:

Fenna Tanner, President  
Michael George, Treasurer  
Matt Stallman, Director  
Anthony Noble, Director  
Tim Camarillo, Director

Absent: Stephanie Brack 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; Mariann Toomey, Eric Gravenson, Jim Tanner, William Thomas, community members; Magen Elenz, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Joe Erjavec, Crestone Consultants; Charlie Foster, Town Center Metro District; and Officer Jay Casillas, Denver Police Department District 5.

### Call to Order

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

### 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 Jay Casillas reported on crime statistics for the prior period, noting that violent crime (domestic violence) and property crime have shown an increase; but total crime for the area has shown a larger decrease. Officer Casillas reported on the citizen property inventory system program being offered, as well as assistance with license plates.
- Master HOA It was noted that the farmer's market will begin taking place June 7<sup>th</sup> from 5-7 pm.
- CAB There were no comments from the CAB at this time.
- Councilwoman  
Gilmore's Office Ms. Magen Elenz, from Stacie Gilmore's office, provided a brief update, including the upcoming 2<sup>nd</sup> annual "Day of Beauty" scheduled for May 20, 2017 at Ensenada Park, rain or shine.
- Public Comment There was no other public comment at this time.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held April 19, 2017, were read. Upon motion and 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. She provided a brief summary of the 2017 legislative session laws impacting the District.

## Board Reports:

- April Financials Director George presented the financial report and claims payable for the period ending April 30, 2017. He noted that the final payment to Growling Bear has been made. After motion, second and unanimous vote, the Board accepted the April financial report as presented.

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## - District Manager's Report

Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights. She advised that the Special District Association conference opens registration as of July 1, 2017. She discussed the District's building cameras, which are more than 12 years old, no longer work, and are recommended to be replaced with updated equipment. She provided cost quotes for six cameras, which are anticipated to last 5-7 years, for approximately \$4,200. The Board requested additional quotes be obtained for review, and also inquired as to whether the updated camera equipment will allow for a decrease in the District's insurance premiums.

Ms. Duffy reported on the status of the update to the District's website, and inquired whether the Board wanted to continue to provide feedback during the construction phase, or to go "live" and make subsequent modifications as needed. The Board consensus was to proceed with going live and update as comments are received.

Ms. Duffy provided a report on the status of the fence project, noting that the District is researching new contractors.

Monument repairs are scheduled to begin next week.

The District received a copy of a proposed group home application for any comment on behalf of the District as a registered neighborhood association. The Board had no comments to offer. Ms. Duffy reminded the Board of the 4<sup>th</sup> Annual GVR Car Fest scheduled on June 3, 2017.

She stated that she is currently working on an initial review of the District's standard operating procedures, for recommended updates. It was agreed that she will review a few sections at a time, for approval by the Board after all sections have been distributed.

Ms. Duffy followed up on question of whether there was a desire to have lines created on the District's bulletin board; it was agreed that this item would be deferred to the next meeting.

## Discussion Items / Unfinished Business:

### - Building Update

Mr. Erjavec presented the proposed Request for Proposal document, which includes the form of agreement, general

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conditions and supplementary conditions, and other contract documents, which is ready to be submitted for publication. The Board discussed the delays in the project schedule, and the updated proposed time frame. May 26, 2017 is the proposed publication date, with a response submittal date of June 29, 2017. There will be a non-mandatory pre-proposal conference for all interested contractors.

- Abo Contract for  
Architect Services

Mr. Erjavec reported that the architect services contract with Abo has been fully negotiated, and the District is waiting to receive the modified compensation amount from the architect, taking into consideration the modification to services agreed upon. Following further discussion, and upon motion, second and vote of four in favor, one against (Director George), the Board approved the ABO contract as discussed, for an amount not to exceed \$27,000, subject to review of the revised proposal by Joe Erjavec and Micaela Duffy, and their recommendation to proceed.

Discussion Items / New  
Business

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

Director Items

Director Camarillo provided updates on his recent activities, including finishing his school semester, becoming FAA-licensed to fly drones, participating in a humanitarian crisis seminar, and becoming part of a steering committee for the neighborhood plan.

There were no other director items for discussion at this time.

Other Business

There were no other business items for discussion at this time.

Executive Session

There were no items for executive session 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.

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Secretary for the Meeting