

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 17, 2019, 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:

Matt Stallman, President
Anthony Noble, Secretary
Michael George, Vice President
Roger Rohrer, Treasurer
Eric Gravenson, Director
Tim Camarillo, Director
William Thomas, Director

Absent: None.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Rose Thomas, GVR Master HOA.

Call to Order

Director Stallman noted that a quorum of the Board was present with seven directors in attendance. Thereafter, Director Stallman 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

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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. There were no representatives from the Denver Police Department in attendance.
- Master HOA Ms. Rose Thomas reported that the Master HOA is back to a full board with seven members. There is room for more committee members, and she encourages the District Board members to participate. The fourth annual farmer's market is planned to take place on a weekly basis during the months of June, July and August, with a "sustainability" theme each week. The HOA is working with the District on the VMS programming, with a goal of increasing the electronic communications and decreasing the paper mailings. They are hopeful for a 2020 for full implementation of these features.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office in attendance.
- Public Comment There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 20, 2019, were read. Upon motion, 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, including details regarding recent legislative activity. She also reported on the proposed fence project, and the closeout of the maintenance building contract.

Board Reports:

- March 2019 Financials Director Rohrer presented the financial report and claims payable for the period ending March 31, 2019. He reviewed in detail those expenditures exceeding \$5,000, including the funds spent toward the replacement of 8 trees. He also reviewed the District's property tax collections for the period. Upon motion,

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second and unanimous vote, the Board approved the March financial report as presented.

- District Manager's Report

Ms. Duffy presented her manager's report to the Board. She indicated there is a potential conflict with her schedule and the Board meeting in July, which may cause her absence. The Board discussed the possibility of moving or canceling the meeting, and agreed to review at a later date.

Ms. Duffy noted that she is considering revising the Community Program Committee meeting schedule, now that the District programming has been modified to eliminate the youth programs, and the Committee now discusses the adult programs only. The Board agreed that it would be appropriate to change the schedule from monthly to quarterly meetings.

Ms. Duffy reported on other items, including the preparation for the annual Car Fest event, the hiring of Teri Cordova to replace departing employee Dee Mares, and the posting of an interest form for the new Conservation Committee.

Discussion Items /
Unfinished Business:

Ms. Duffy shared mock-up photographs of proposed signage for the newly constructed maintenance building, distinguishing between sizes, location, colors and wording. The Board indicated a preference for signage which maintains the District's green color and logo theme, and which is scaled in size appropriate for the building's dimensions. Ms. Duffy also suggested the Board may want to consider using the District's old community garden signage as a secondary sign to be located in front of the building. The Board agreed. The Board also discussed obtaining a plaque for the interior of the building to commemorate Board members.

Discussion Items / New
Business:

- Nomination of
Micaela Duffy as
District Manager of
the Year

Director Rohrer introduced a resolution to the Board regarding the nomination of Micaela Duffy for the 2019 SDA Manager of the Year Award, acknowledging Ms. Duffy's excellence, hard work, loyal service, leadership and dedication to the District over the course of her tenure with the District since 2005. The Board expressed their appreciation for all of Ms. Duffy's extraordinary efforts, and following motion, second and unanimous vote, the Board approved the resolution as presented.

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There were no other items of new business brought before the Board at this time.

Director Items

Director Camarillo reported that the Far Northeast Plan is in its final phase, it is up for public review on April 22, 2019, and will be considered for approval in June.

Director George referred to his written letter of resignation, effected April 30, 2019. On behalf of the Board, Ms. Duffy recognized the public service given to the community by Mr. George for nearly 13 years, and expressed the District's appreciation for his efforts. The Board thanked Mr. George for his service on the Board.

Director Noble announced that he will not be able to attend the Board meeting in May due to attendance at his daughter's graduation.

There were no other director items brought forth 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 7:10 p.m.

Secretary for the Meeting