

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 15, 2018, 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  
Michael George, Vice President  
Anthony Noble, Secretary  
Roger Rohrer, Treasurer  
Tim Camarillo, Director  
William Thomas, Director  
Eric Gravenson, Director

Absent: None.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Councilwoman Stacie Gilmore\*, Denver District 11; Steve Slavinski and James Moore, District residents; Joe Erjavec, Crestone Consultants, and Officer Jeannette Dominguez\*, Denver Police Department District 5.

[\*Departed where indicated]

### Call to Order

Director Stallman noted that a quorum of the Board was present with all 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 and upon motion, second and 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. 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 Dominguez, Community Resource Officer for the area, reported on crime statistics for the recent period, noting an increase in auto thefts, and theft from motor vehicles. She responded to inquiries regarding drag racing and options for deterrence. She reported on new speed signs being implemented, which record data which is useful for grant funding opportunities.
  
- Master HOA                      There was no representative from the Master HOA for comment at this time.
  
- CAB                                      There was no report from the CAB at this time.
  
- Councilwoman  
    Gilmore's Office              Councilwoman Stacie Gilmore provided an update on several items. She noted that the Harkins Theatre is going to be built at I-70 and Tower Road, with a 12-screen theatre, in Aurora. An apartment project with 270 units is planned for 45<sup>th</sup> and Tower Road; and a Brick Stone apartment complex is planned to be constructed at 56<sup>th</sup> and Tower Road. The Pena Interchange is on-track, with a scheduled opening in the 4<sup>th</sup> quarter of 2018. The G.O. Bond projects are also on track, including the design for the expansion of 56<sup>th</sup> Avenue, and the widening of I-70  
  
    [\*Officer Dominguez departed at this time.]  
  
    Councilwoman Gilmore also reported on modifications being made to DIA, which involves moving security to the 5<sup>th</sup> floor. She announced the Wellness Fair taking place at the Montbello Rec Center on August 25, 2018.  
  
    Director Gravenson commented his continued encouragement for the community to participate in community events.
  
- Public Comment              Mr. James Moore commented his agreement with Director Gravenson. There were no additional comments from the public

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at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held July 18, 2018, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with abstentions by Directors Stallman and Rohrer.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

She referred the Board to the proposed license agreement between the District and Public Service Company of Colorado, for access to a portion of property located on Tract F, Green Valley Ranch Filing No. 33, owned by the District, for installation and maintenance of an electric switch cabinet. Upon motion, second and unanimous vote, the Board approved the License Agreement as presented.

## Board Reports:

### - July Financials

Director Rohrer presented the financial report for the period ending July 31, 2018. He reviewed the Denver water bill and noted the expenses for the period compared to the same period last year. Director Gravenson noted that the planning committee has discussed the water costs, and is in the process of obtaining data and research. The planning committee will return with strategy and recommendations to the Board. Upon motion, second and unanimous vote, the Board approved the July financial report as presented.

### - District Manager's Report

Ms. Duffy presented highlights from her manager's report. She advised that the "trunk or treat" event is planned for October 27, 2018; it may be moved to the Dental Office parking lot. She noted that she will be at the SDA conference from September 11 through September 14, 2018.

## Discussion Items / Unfinished Business:

### - TREX Fencing

The Board reviewed proposals received for the installation of TREX fencing from three different vendors for the installation of 480 linear feet of fence along 47<sup>th</sup> and Himalaya. After further discussion, and upon motion, second and unanimous vote, the Board approved proceeding with the bid from Fence Consulting Services and Peters Fence, in the amount of \$40,060.00. Legal counsel was directed to prepare a form of contract for the project.

[\*Councilwoman Gilmore departed at this time.]

## Discussion Items / New

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

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## Business

### Executive Session

At approximately 7:43 p.m., a motion was made to go into executive session for the purpose of development of negotiating positions and strategies and to receive legal advice following consultation with the attorney, regarding the maintenance building contracts with Gilmore Construction and the Abo Group, and the project management services contract with Crestone Consultants, authorized pursuant to Section 24-6-402(4)(b), (e) and (f), C.R.S. All Board members, legal counsel, Joe Erjavec, and Ms. Duffy were in attendance.

The Board returned from executive session at approximately 8:12 p.m. and affirmed that no actions had been taken while in executive session.

### Maintenance Building Contract

The Board acknowledged the outstanding costs for the maintenance building project, and the pending issues to be resolved. The Board directed that its consultants and manager continue to work with the contractors toward resolution as appropriate. The Board further discussed an amendment to the project management services with Crestone Consultants and agreed to the proposed increase to cover the additional services.

### Director Items

Director Tim Camarillo reported that he attended the Far Northeast steering committee meeting, and discussed new development in Aurora taking place east of the District.

Director Gravenson raised a concern regarding the recently adopted HOA covenants related to parking of commercial vehicles on City streets, and the District's ability to enforce such covenants. The Board discussed the issue and directed further review of the potential conflict by District counsel pursuant to its obligations under the contract for services between the District and the HOA.

### 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 8:30 p.m.

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Secretary for the Meeting