

# RECORD OF PROCEEDINGS

---

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, January 18, 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  
Stephanie Brack, Vice President  
Matt Stallman, Director  
Anthony Noble, Director

Absent: Tim Camarillo and Roger Rohrer (absences excused).

Also present were Micaela Duffy, District Manager, and Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Mariann Toomey, Eric Gravenson, Jim Tanner, Rose Thomas, William Thomas, community members; Melissa Sotelo\*, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Joe Erjavec\*, Crestone Consultants; Commander Thomas\* and Officer Sherikera Heflin\*, Denver Police Department District 5.

[\*Departed where indicated.]

### 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

# RECORD OF PROCEEDINGS

---

unanimous vote, the Board approved the agenda as submitted.

## 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.

Commander Thomas reported on crime statistics for the prior year. The Denver Police Department has identified objectives for 2017, including improvement in response times, and adding staff members. The DPD will be working creatively with outside agencies to address vehicle crimes and issues. He noted that Officer Sherikera Heflin was selected to be a detective, and that District 5 will be getting a new community resource officer. Ms. Heflin stated that she will continue to work in District 5 as a detective. The Board thanked Ms. Heflin for all her services to the community.

[\*Commander Thomas and Officer Sherikera Heflin departed at this time.]

### - Master HOA

Ms. Rose Thomas reported that the HOA has scheduled a farmer's market planning session; so far 7 people have confirmed participation in the farmer's market, and anticipate at least 25 more. The HOA intends to double the number of vendors, increase the entertainment and build community through the farmer's market.

### - CAB

Ms. Mariann Toomey reported on the recent meeting which included the election of officers, and programming being planned for 2017.

### - Other

Ms. Melissa Sotelo, from Stacie Gilmore's office, provided an update on several items, including the 2017 Visioning Town Hall meeting scheduled for February 9, 2017. The meeting will focus on what amenities the community wants to see preserved as the community grows. The Montbello 20/20 meeting is

# RECORD OF PROCEEDINGS

---

scheduled for February 2, 2017, which will focus on school issues. Ms. Sotelo provided updates on construction information affecting Tower Road at 43<sup>rd</sup> Avenue, and a stop sign at Walgreens. Board members inquired about senior programming at the Rec Center, and about snow plows in the Green Valley Ranch area.

There was no other public comment at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held December 14, 2016, 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 recommended the Board go into executive session to address the maintenance building construction contract negotiations with Growling Bear, and the HOA contract negotiations.

## Board Reports:

### - December Financials

Director George presented the financial report and claims payable for the period ending December 31, 2016, noting that the financial report is subjected to minor modifications prior to completion of the year-end financials. The Board deferred approval to the next meeting.

### - District Manager's Report

Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights with the Board. She stated that she is working with the consultant on the District's website regarding the appropriate links and buttons. She is waiting on a quitclaim deed for transfer of open space property to the District from the Bungalows. She has hired temporary help for the HOA inspections.

## Discussion Items / New Business:

### - Fence Project

Ms. Duffy discussed the proposed fence replacement project, following the presentation by Fence Consulting Services at the last meeting. Mr. Ken Albert inquired about consensus on the type of material for the fence, with a recommendation that the District proceed with a wooden fence. He pointed out that there are certain areas in the District where the existing fence has higher posts, and other areas with a "flat top" post. He noted

# RECORD OF PROCEEDINGS

---

that if the District does not use the higher posts for the replacement fence, it will reduce labor and materials expenses. Director Brack asked about the prioritization for the installation of fencing in different areas. Mr. Albert described the current thinking is to proceed from “worst to best” in the phasing; the planning committee will be involved in the preparation of a plan. Director George asked about conversion of the existing plastic fence to wood. Mr. Albert stated that there are areas where he’d like to see that occur, particularly due to incidents of vandalism. It was agreed that the planning committee will review the information and make recommendations to the Board.

- HOA Contract                      Discussion of this item was deferred until after executive session.
  
- Maintenance Building Contract                      Discussion of this item was deferred until after executive session.

## Discussion Items / New Business

- Resolution re Annual Administrative Items for 2017                      Ms. Vander Wall presented the District’s 2017 Annual Administrative Resolution, which calls out a number of items to be addressed annually by the Board, including the District’s 2017 meeting schedule, the designation of newspaper for publication of legal notices, posting locations, and compensation to the Directors subject to statutory limits. She noted a correction made to the draft resolution which modifies the meeting schedule to accommodate the 2017 SDA conference. Following further discussion, and upon motion by Director George, second by Director Noble, and unanimous vote, the Board approved the resolution as presented.
  
- Other                                      There were no other items of new business for discussion at this time.

## Director Items

Director Stallman reported on the multi-family development project which was recently presented to the community, noting that it looks like it will be moving forward. The project will create 48 units.

Ms. Sotelo advised the Board of an upcoming meeting between Stacie Gilmore and Aurora Public Works to address the bottleneck at 38<sup>th</sup> and Tower Road, and at 40<sup>th</sup> and Airport Road, where there are traffic problems and multiple complaints.

# RECORD OF PROCEEDINGS

---

## Executive Session

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 Master HOA contract and the design / construction services agreement with Growling Bear, authorized pursuant to Section 24-6-402(4)(b) and (e), C.R.S., at 7:20 p.m. All Board members and Ms. Duffy, Mr. Joe Erjavec and Mr. Ken Albert were in attendance.

\*Mr. Erjavec and Mr. Albert departed the session following the discussion of the Growling Bear contract negotiations.

The Board returned from executive session at approximately 8:50 p.m. and affirmed that no actions had been taken while in executive session.

## Discussion Items / Unfinished Business: - Maintenance Building

Upon motion, second and unanimous vote, the Board agreed not to proceed with the second phase of the District's contract with Growling Bear. Mr. Erjavec was directed to notify the contractor of the Board's decision, and to follow up with the design consultant regarding future contract options.

## - HOA Contract

The Board directed Ms. Duffy and Director Tanner to attend the HOA management company interviews, per the HOAs request. The Board further directed Ms. Duffy to discuss the authority and limitations of the District related to financial support for HOA management services in discussions toward contract modifications.

## Other Matters

There were no other matters 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 8:55 p.m.

---

Secretary for the Meeting