

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 16, 2013, 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:

Michael George, President  
Fenna Tanner, Vice President  
Anthony Noble, Treasurer  
Roger Rohrer, Director

Absent: Michael Haskins and Elaine Smith (absences excused); Mary Schumer.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Jim Tanner, and Mariann Toomey, District residents; Charlie Foster, Town Center Metropolitan District, and Officer Sherikera Heflin\*, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

Director George noted that a quorum of the Board was present with four directors present. Thereafter, Director George 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.

### 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

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counsel had caused written disclosures of the conflicts of interest for each Director to be filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held September 16, 2013, were read. Upon motion, second, and unanimous vote, the Board approved the meeting minutes as presented.

## Public Comment Period:

### - Denver Police Dept.

Officer Heflin reported on the upcoming Halloween party that will be held at the police academy. She reported on the crime statistics for the community, and noted that the statistics include the commercial businesses from Chambers to Picadilly.

### - HOA

On behalf of the Master HOA, Mr. Jim Tanner reported that the conveyance of the detention pond property is delayed by Denver due to a problem with the legal description. The issue is in the process of being resolved.

### - CAB

Mr. Foster offered comments on the discussion of the aerotropolis plan presented at the recent CAB meeting. Denver, Adams County, Commerce City, and Aurora are negotiating the land issues and have varying interpretations of the annexation agreement. There are plans to add six additional runways for a total of twelve at full build-out.

### - Public Comment

There were no comments from the public provided at this time.

[\*Officer Heflin departed at this time.]

### - Other

There was no other public comment at this time.

## Attorney's Report

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

## Board Reports:

### September Financials

Director Noble presented to the Board the District's financial report for the period ending September 30, 2013. Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the September financials as presented.

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## District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. Ms. Duffy reported that the District is coordinating with the Far Northeast Optimist Club for a "Trunk or Treat" event on October 27, 2013. The Xcel Energy gas line trail easement is in process. It is currently on hold to accommodate curb cuts and Denver property approvals. She noted that the District's draft budget for 2014 will be presented later in the meeting.

## Discussion Items / Old Business:

### - District Manager / Implementation Plan

The Board reviewed the proposed implementation plan submitted by Ms. Duffy. The Directors acknowledged that the format presented was acceptable. Ms. Duffy noted that the District accountant position has been posted on the SDA website and the District's website. After further discussion, the Board accepted the implementation plan.

## Discussion Items / New Business:

### - Budget Review

Ms. Duffy presented the District's draft 2014 budget to the Board. She noted that she used MSEC data for the budgeted employment costs. Programming expenses were projected based on historical trends. The capital outlay is projected to be \$429,000, which includes \$350,000 for the new administration building. Conservation Trust funds may be used for this project. Because of the District's decrease in assessed valuation, the District will receive less revenues for its operations.

The budget includes plans for playground and tot lot improvements, which were identified in the GreenPlay master plan.

The Board discussed the option to increase the District's mill levy; a decision on a mill levy increase was deferred until the end of 2014.

The Board discussed the need to remove cottonwood trees and other debris to improve access to the detention pond located at 48<sup>th</sup> and Jebel. Ms. Duffy indicated that she has budgeted for rental of appropriate equipment needed to work on this project.

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- The budget will be brought back to the Board for consideration at the public hearing to be held at the November Board meeting.
- Volunteer Appreciation Dinner  
Ms. Duffy presented three options and cost proposals for the District's annual volunteer appreciation dinner, including the golf club, the Holiday Inn, and the rec center facilities. After discussion, the Board agreed to hold the dinner at the golf club facilities. Director Tanner nominated Director George to receive the District's "volunteer of the year" award. After a second, discussion, and vote, the Board unanimously agreed to present this award to Director George at the dinner. Director George thanked the other Directors for the nomination.
- Other  
There were no other new business items brought for discussion at this time.
- Director Items  
Director Tanner requested to have the area located at 38<sup>th</sup> and Himalaya mowed. Director Rohrer announced he will be having back surgery and may be absent from the next meeting.
- The Board agreed to review Director Schumer's absence at the next meeting to determine whether it may be excused.
- There were no other director items brought at this time for discussion.
- 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 8:05 p.m.

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Secretary for the Meeting