

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 17, 2016, 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
Michael Haskins*, Director
Matt Stallman, Director
Stephanie Brack, Vice President
Roger Rohrer, Secretary
Tim Camarillo, Director

Absent: None.

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, Anthony Noble, Michelle Rossi, Diane Jurado, Jose Guzman, community members; Melissa Guzman, GVR Master HOA representative; Magen Elenz, representative for Councilwoman Stacie Gilmore, Denver District 11.

[*Arrived / departed where indicated.]

Call to Order

Director Tanner noted that a quorum of the Board was present with six 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, 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.

There were no representatives from the Denver Police Department to provide comment at this time.

- Master HOA

Ms. Melissa Guzman stated that the HOA has made it a priority to review HOA policies, which they expect to have completed by the end of September. She noted that the Farmer's Market has approximately 200-400 attendees per week; and that the HOA has obtained the sustainable neighborhood certification. She also noted that the HOA would like to be able to provide input on District employees.

[*Director Haskins arrived at this time.]

- CAB

Ms. Mariann Toomey reported on the recent meeting of the CAB, which included information circulated by the Denver Police Department on safety, discussion of yoga and other adult programs offered by the library, and a proposal for a new school to be located in the community.

- Rep. Gilmore

Ms. Magen Elenz introduced herself as a representative of District 11 Councilwoman Stacie Gilmore. She reported on affordable housing discussions and a fee on new homes which is collected at the time of building permit, to support the program. She reported on the Montbello anniversary celebration and an increased police presence in the area to address trouble with car racing in the District. Director Tanner inquired about the rezoning hearing for the Townhome project on 38th Avenue, which will take place on August 29, 2016 at the City and County Building.

- Other

There was no other public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held July 20, 2016, were read. Upon motion and second, and

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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, noting that there were no items to report.

Board Reports:

- July Financials

Director George presented the financial report and claims payable for the period ending July 31, 2016, noting that the District's property tax collections are at 99%. Upon motion, second and unanimous vote, the Board accepted the July 31, 2016 financial statements as presented.

- District Manager's Report

Ms. Duffy referred the Board members to her report included in the meeting materials. She advised that she has been in discussions with Denver Public Schools on getting school space for use by the District. DPS has agreed to provide space at Marrama Elementary School for the District's after-school programs. She noted that she is also working on building relationships with the Denver Partnership Program.

Discussion Items / New Business:

Director Rohrer announced that he would like to have the District consider replacement of the District's existing aging wood fencing along Himalaya. One suggestion was to use the TREX material to match the Town Center area. The fence should be suitable to endure for a minimum of 10 years. Director Brack stated that Mitchell Place is also doing a fence replacement project.

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

Discussion Items / Unfinished Business:

- Website Update

Ms. Duffy presented five sample governmental websites on the large TV screen for the Board members to review and provide comment, including websites provided by Ft. Morgan, Brighton, Louisville, Highlands Ranch Metro District and the City of Aurora. The Board members commented positively on elements such as the search box, changing pictures, simplicity, easy navigation, functionality and a pleasing color scheme.

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

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Executive Session

There were no items presented for executive session at this time.

Director Items

Director Camarillo reported that he is back in school this week, taking planning law and doing various programs. He was accepted to the Urban Land Institute and is working on a project in Globeville.

Director Rohrer repeated his desire to have the District take on the fencing replacement project, for planning in 2017 and implementation in 2018.

Director George reported on a project involving the construction of bat boxes that will be placed by a boy scout troop.

Director Tanner inquired into the District's sign policy, in contemplation of the upcoming political campaigning season. Ms. Elenz added that Denver City rules prohibit political signs on rights of way and tree lawns. Ms. Duffy noted that she is planning to initiate a review of updates proposed for the District's Standard Operating Policies and its Personnel Manual.

There were no other director items at this time.

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 7:28 p.m.

Secretary for the Meeting