

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 13, 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
Roger Rohrer, Secretary
Michael George, Treasurer
Matt Stallman, Director
Tim Camarillo, Director

Absent: Anthony Noble (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Rose Thomas, GVR Master HOA, Eric Gravenson, Jim Tanner, community members; Charlie Foster, Town Center Metropolitan District; and Officer Jay Casillas*, 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. It was agreed to add the election of a vice president to the new business items. Upon motion, second and unanimous vote, the Board approved the agenda as revised.

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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 Jay Casillas reported on crime statistics for the prior period, noting that crime is generally down. He reported on the “puffer car” incidents, thefts of vehicles left running and unattended to warm up during cold weather. The holidays tend to bring crimes of opportunity to the neighborhood. Officer Casillas announced that he will be leaving in January, and that a replacement will be hired.

[*Officer Casillas departed at this time.]

- Master HOA Ms. Rose Thomas requested that the District consider partnering with the HOA to fund the holiday light contest. The Board agreed.
- CAB There were no comments on behalf of the CAB at this time.
- Councilwoman
Gilmore’s Office There were no representatives from Ms. Gilmore’s office present.
- Public Comment There were no further comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held November 15, 2017, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with an abstention from Director George.

Attorney’s Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials; she had nothing further to present.

Board Reports:

- November Financials Director George presented the financial report and claims payable for the period ending November 30, 2017; he noted that the tax collections for the period are at 99.96%. After motion,

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second and unanimous vote, the Board accepted the November financial report as presented.

- District Manager's Report

Ms. Duffy reviewed her Manager's report with the Board. She reported that Oakwood has submitted a sign request, which does not comply with the District's policy. She provided information regarding the new development proposal for single family homes on the commercial triangle piece of property. She has arranged for a contract with First Class Sprinkler for repair work to the District's pond resulting from the recent car accident, in the amount of \$6,500.

She reported on the progress of the maintenance building project; it has an estimated substantial completion date of mid-January. The landscaping is anticipated to be done in the late Spring.

Discussion Items /
Unfinished Business:

There were no items of unfinished business for discussion by the Board at this time.

Discussion Items / New
Business

- Election of Vice
President

Director George noted that the Board president, Fenna Tanner, will be absent on medical leave for the January meeting. He suggested the Board elect a vice president, who may serve in Ms. Tanner's absence. Director George nominated Director Stallman to serve as vice president. Upon motion, second and unanimous vote, the Board approved the nomination.

Director Items

Director Camarillo reported on his attendance at the neighborhood planning commission at the end of November, which included discussion on economic details, public space, etc. He has interviewed for a position with the Adams County Fire Department.

Director George provided the Board an update on his health.

Director Stallman reported that his boy scout troop he has been working with might be dissolving soon.

Director Tanner reported on the 50+ breakfast group, and thanked Dee Mares for her help in making the recipe books.

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There were no other director items brought forth at this time.

Other Business

Ms. Thomas inquired as to the election schedule for the May 2018 Directors election. There was no other business brought before the Board 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 7:05 p.m.

Secretary for the Meeting