

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 21, 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:

Fenna Tanner, President
Matt Stallman, Vice President
Michael George, Treasurer
Tim Camarillo, Director
Anthony Noble, Director

Absent: Roger Rohrer (unexcused absence).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner and Eric Gravenson, residents of the District; Charlie Foster, Town Center Metropolitan District; Magen Elenz, Councilwoman Gilmore's office; and Officers Marika Putnam and Latrisha Guss, Denver Police Department District 5.

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 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 counsel advised that written disclosures of the conflicts of

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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 Marika Putnam presented the crime statistics for the area and the recent period, noting that the incidents of “puffers” have decreased, and the theft from motor vehicles has increased. She announced the upcoming event “Project Rise / Families First Forward” being hosted by the DPD.
- Master HOA There was no report from the Master HOA at this time.
- CAB There was no report from the CAB at this time.
- Councilwoman
 Gilmore’s Office Ms. Magen Elenz provided an update on recent activities, including the status of the Interchange 56 construction; the north and south left turn lanes being installed at 38th and Tower, and the upcoming 3rd Annual Day of Beauty parks project taking place at the Parkfield amphitheater. She also reported on the Anystreet Grocery option, which will be touring neighborhoods.
- Public Comment There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held February 21, 2018, were read. Upon motion, 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, with details regarding recent legislative activity, and the cancellation of the 2018 directors’ election.

Board Reports:

- December Financials Director George presented the financial report for the period ending February 28, 2018. He noted that the property tax collections are on track, and noted the remaining amounts owed on the maintenance building contract. Upon motion, second and unanimous vote, the Board approved the February financial report as presented.
- District Manager’s
 Report Ms. Duffy reported that she will be presenting proposed edits to the employee manual at the upcoming meeting. There will be an

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“heirloom discover day” on April 28, 2018. She provided updates for activities recently worked on. Ms. Duffy also provided an update on the maintenance building project and costs, noting that there is approximately \$125,000 in funds remaining to be spent. Ms. Duffy responded to questions regarding the Filing 30 trail, noting that the HOA is responsible for snow removal in that area. Director Tanner asked about the TREX fence project. Ms. Duffy indicated that she is planning to have a representative at the next meeting for further discussions. She and Mr. Albert are planning to meet with Highlands Ranch representatives to obtaining input on their experience with the TREX product for fencing improvements.

Discussion Items /
Unfinished Business:
- Building Update

Ms. Duffy reported on the status of the maintenance building project, noting that a temporary certificate of occupancy has been obtained, and that the District will be hosting an open house on March 23, 2018.

Ms. Duffy provided the results of the newsletter preference survey, noting that 5,020 surveys were sent out and 53 responses were received. The HOA would like to continue to have the hard copy distributed. The electronic copy is made available on the District’s website. Mr. Foster shared an example of significant costs spent on the North Side newsletter, which did not have much information to communicate. After further discussion, the Board determined to inform the community that the District’s newsletter will become on-line only beginning in 2019, unless feedback demands indicate otherwise.

- SOP Review

Ms. Duffy reviewed the proposed modifications to the draft Standard Operating Procedures with the Board. The Board reviewed and discussed each proposed change. After further discussion, and upon motion, second and unanimous vote, the Board approved the modifications to the SOPs as presented, and as further modified by the Board pursuant to the discussion.

Discussion Items / New
Business

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

Director Items

Director Camarillo reported on his attendance at the recent Far Northeast Planning Committee meeting. Director Noble

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reported that his work schedule will be requiring additional travel in the upcoming future, which may impact his ability to attend meetings.

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

Other Business

There was no other business 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 7:40 p.m.

Secretary for the Meeting