

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, September 16, 2020, 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:

Matt Stallman, Vice President  
Anthony Noble, Secretary/Treasurer  
William Thomas, Director  
Eric Gravenson, Director  
Lyman West, Director

Absent: Tim Camarillo, President (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Tamara Eric\*, student doing research project.

(\*Participating via Zoom)

### Call to Order

In the absence of Director Camarillo, Vice President Director Stallman noted that a quorum of the Board was present with five directors in attendance. Thereafter, Director Stallman 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

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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.

Comment Period  
There were no representatives present to report from the Denver Police Department, the Master Homeowners Association, the Community Advisory Board, Councilwoman Gilmore's Office, or other public comment.

Approval of Minutes  
The minutes of the regular meeting of the Board of Directors held August 19, 2020, 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. She directed the Board members to the update on the 2020 legislative matters, the upcoming Amendment B Ballot Measure regarding the Gallagher Amendment and applicable Colorado Executive Orders related to COVID-19.

## Board Reports:

- August 31, 2020  
Financials  
Director Noble provided a summary overview of financials dated August 31, 2020, covering the financial highlights for the month of August. Upon motion, second and unanimous vote, the Board approved the financial report as presented.

- District Manager's  
Report  
Ms. Duffy presented her manager's report to the Board. She noted that the 2019 audit is with final review, for filing before the end of September. The Trunk or Treat event this year will be cancelled. She provided an update on the fence project, and current concerns, including the contractor leaving out old materials without hauling away, and making sure temporary fencing is installed when the old fencing is removed. Director West inquired as to the number of houses which open up in the fence. Ms. Duffy explained that she has spoken with the contractor, and asked that they not take down more backyard fencing then can be put back up in that week. Ms. Duffy also provided an update on the VMS status.

## Discussion Items / Unfinished Business:

- Camera Project  
Ms. Vander Wall presented the proposed contract for the camera project. After further discussion, and upon motion, second and

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unanimous vote, the Board approved the contract as presented with Integrated Systems Installers.

- Capstone Project Proposal

The Board reviewed the materials provided by Director Camarillo regarding an update of the District's Strategic Plan, as a proposed capstone project related to his academic requirements for a master's degree at the University of Colorado at Denver. The Board held some initial discussion regarding the proposal and legal research of potential conflicts of interest. The Board agreed to defer consideration for approval to a meeting when Director Camarillo can participate in the discussion and respond to Board member questions.

## Discussion Items / New Business:

- Denver Metro Concrete Contract for front walk

The Board reviewed a proposed form of contract for concrete sidewalk repairs with Denver Metro Concrete Restoration, in the amount of \$3,500. The Board reviewed the scope of work and asked questions regarding concrete thickness, rigidity, slab void expectations, utility locates and damage repair responsibilities. Ms. Duffy agreed to seek responses to the questions for consideration at the next meeting.

## Executive Session

There were no items for executive session 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 7:55 p.m.

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Secretary for the Meeting