

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 15, 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
Michael George, Treasurer
Stephanie Brack, Vice President
Matt Stallman, Director
Anthony Noble, Director

Absent: Tim Camarillo and Roger Rohrer (absences excused).

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, Chuck Britton, community members; Charlie Foster, Town Center Metropolitan District; Melissa Sotelo*, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Joe Erjavec*, Crestone Consultants; Officer Marika Putnam*, 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. Upon motion, second and

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unanimous vote, the Board approved the agenda as submitted.

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 Marika Putnam reported on crime statistics for the prior period, noting that violent crimes and property crimes are down, and that theft from motor vehicles and stolen vehicle crimes are up. The Denver Police Department is making steering wheel clubs and license plate screws available. The District 5 has established a “tip line” for non-emergencies. She noted that District 5 holds meetings every other month on the third Thursday at 6 p.m.

- Master HOA

There were no comments from the Master HOA at this time.

- CAB

There were no comments from the CAB at this time.

- Councilwoman Gilmore’s Office

Ms. Melissa Sotelo, from Stacie Gilmore’s office, provided an update on several items, including the roadway expansion of GVR Boulevard, scheduled for late Spring / early Summer. The Department of Public Works was asked to look at the school areas and identify recommendations for signage updates. The Aurora Public Works is doing a traffic study for 38th and Tower, and 48th & Pena turn lane options. There was a Town Hall meeting last week on the topic of what people would like to see “preserved.” She reported that Councilwoman Gilmore is hosting the 2nd Annual Day of Beauty on May 20, for projects in Montbello and Green Valley parks. There will also be a “Senior Tea” on August 5. Finally, she noted that the Stop signs at Walgreens have been replaced.

- Public Comment

Mr. Chuck Britton spoke about a family business in Aurora that was started in the 1940’s and the financial difficulties experienced.

There was no other public comment at this time.

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- Approval of Minutes The minutes of the regular meeting of the Board of Directors held January 18, 2017, were read. Upon motion and 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 provided a brief summary of recent legislative updates being tracked by the Special District Association.
- Board Reports:
- December / January
Financials Director George presented the financial report and claims payable for the periods ending December 31, 2016 and January 31, 2017. Ms. Duffy responded to an inquiry regarding insurance premiums. After motion, second and unanimous vote, the Board accepted the December and January financial reports as presented.
- District Manager's Report Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights. She provided an update on the monument damage caused by a motor vehicle; noting that the insurance company would not fund the full amount of the repairs based on the estimate received, and that she is obtaining additional quotes. She reported that the District has contracted for sidewalk repairs, required by the City of Denver.
- Ms. Duffy provided an update from the planning committee discussions regarding the fence project. She asked the Board about whether it is interested in considering the TREX (or similar) product. The Board discussed the upfront versus long-term maintenance, and agreed to receive information on both options.
- Ms. Duffy asked whether the Board is interested in changing from vinyl to wood / TREX in the affected areas; the Board agreed to make this change.
- Ms. Duffy asked the Board's preference regarding the budget for the project and work within areas within the budget, or to work on a per project basis, and budget accordingly. The Board directed Ms. Duffy to provide information for both options.
- The Board also agreed to focus on the worst areas first, such as Himalaya.

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The Board discussed whether there may be opportunities for individual home owners to coordinate their fence repairs with the District, for cost savings. Ms. Duffy stated that it was premature to know whether this would be available. The Board discussed the fencing in the Bungalows area. The District owns the property in Filing 30 of The Bungalows; however the maintenance responsibility of this area is the responsibility of The Bungalows. This issue was discussed with the sub-association and Ms. Duffy is following up with written correspondence regarding this information.

Discussion Items / Unfinished Business:

- HOA Contract Discussion of this item was deferred until after executive session.

- Maintenance Building Contract Mr. Joe Erjavec, Crestone Consultants, provided an update on the maintenance building project. The District has notified the contractor of its intent not to proceed past the design phase, and the parties are now in the process of closing out the contract. The design phase is complete, and is now “permit ready.” The recommendation is for the District to engage the design consultant to assist with the procurement process and the construction administration involving the completed design. The architect has been asked to provide a proposal to the District to provide these services. Next steps involve picking up the permit from Denver following engagement with a new contractor. The Board will then be able to provide direction on whether to proceed with an RFP.

[*Ms. Sotelo and Officer Putnam departed during this discussion.]

Following further discussion, the Board agreed to move forward with the engagement of The Abo Group, as the architect / design consultant, to develop the revised RFP, and to negotiate the construction contract.

- Website Update Ms. Duffy shared the District’s draft website, which is still under development. The Board provided feedback and comments on various areas; Ms. Duffy will recirculate the website for Board review.

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[*Mr. Erjavec departed at this time.]

Discussion Items / New Business

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

Director Items There were no director items for discussion at this time.

Executive Session A motion was made to go into executive session for the purpose of development of negotiating positions and strategies and to receive legal advice following consultation with the attorney, regarding the Master HOA contract, authorized pursuant to Section 24-6-402(4)(b) and (e), C.R.S., at 8:08 p.m. All Board members and Ms. Duffy, and legal counsel, were in attendance.

The Board returned from executive session at approximately 8:50 p.m. and affirmed that no actions had been taken while in executive session.

Discussion Items / Unfinished Business: - HOA Contract

The Board discussed the outstanding contract with the HOA for covenant enforcement services, and whether the HOA intends for its termination. Upon motion, second and unanimous vote, the Board directed Ms. Duffy to prepare a letter to the HOA with the assistance of legal counsel, regarding the contract, and sharing the following information with the HOA: that the Board is comprised of homeowners and desires to act in the best interest of the community; that the agreement is currently in effect but the Board requests that the HOA make a determination as to its intentions before the end of the month; and the availability of property tax revenues for funding the transition in the event the contract is terminated. Otherwise, the District will continue to perform the covenant enforcement services.

Other Matters There were no other matters for discussion at this time.

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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 9:00 p.m.

Secretary for the Meeting