

# RECORD OF PROCEEDINGS

---

## MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Tuesday, March 5, 2013, at 6:30 P.M. at the GVR  
Metropolitan District Office, 18650 East 45th Avenue,  
Denver, Colorado.

### Attendance

The special 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:

Michael George, President  
Fenna Tanner, Vice President  
Mary Schumer, Secretary  
Anthony Noble, Treasurer  
Roger Rohrer, Director  
Michael Haskins, Director  
Elaine Smith\*, Director

Absent: None.

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Eric Gravenson, Mariann Toomey, District residents; and Resource Officers Brandy Thomas\* and Sherikera\* Heflin, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

Director George noted that a quorum of the Board was present with all seven directors present. Thereafter, Director George called the special meeting of the Board of Directors of the GVR Metropolitan District to order. It was noted that the regular meeting scheduled for February 20, 2013 had been cancelled due to inclement weather.

### Approval of Agenda

The Board reviewed the agenda, and upon motion, second and unanimous vote, the Board approved the agenda as presented.

# RECORD OF PROCEEDINGS

---

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.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held January 16, 2013, were read. Director Tanner identified a correction to be made on page 3. Upon motion, second, and unanimous vote, the Board approved the minutes with the correction noted.

Public Comment Period:

- Denver Police Dept.

Officer Brandy Thomas reported that the police department had installed an electronic sign on Green Valley Boulevard with a message to remind people not to leave valuable items in their vehicles. The vehicle theft crime statistics reported for the related periods showed a significant decrease following the use of the sign, and the police attribute at least a portion of the decrease to the signage communications. The sign was damaged by gunshot, and it is unknown when the sign may be used again. The Board discussed sharing this information through its newsletter.

Officer Thomas also reported that District 5 is sponsoring a Women's Self Defense Class, which will take place on March 8, 2013; the class is full. In addition, the Police Department is sponsoring a Citizen's Police Academy program, which begins tomorrow. District 5 is working with the Denver Office of Emergency Management on "CERT," the Community Emergency Response Team, which educates people on emergency preparedness. Finally, Officer Thomas reported that the department is working with the District on providing programs to seniors regarding identify theft and fraud prevention.

[\*Officers Thomas and Heflin departed at this time.]

- HOA

Mr. Jim Tanner stated that he discussed with the District 5 Police Commander the idea of incorporating a "police tip of the month" into the community signs which are shared with the District.

# RECORD OF PROCEEDINGS

---

Mr. Tanner noted that the HOA is interested in pursuing a Facebook page or similar internet website for the community, and desires to work with Graham Golden Technologies to learn more and implement the idea.

Finally, Mr. Tanner announced that the HOA's contractor for the detention basin rehabilitation project, Noble Erosion, has removed approximately 70 truckloads of dirt and debris from the pond site. The contractor will now commence the second phase of the project, which involves the creation of drainage channels. He expects the work to be done by the end of the month. After the pond inspection is completed, and it is determined to be in compliance with Denver requirements, the HOA anticipates the conveyance of the pond site to the District for acceptance.

- CAB

Ms. Toomey reported that the CAB will be meeting on the second Tuesday in April for its quarterly meeting.

- Other

There was no other public comment at this time.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She discussed specific bills of interest which have been brought to the Colorado legislature.

Board Reports:  
December / January  
Financials

Director Noble presented to the Board the District's financial report for the period ending December 31, 2012, which is in final form. He noted there were only minor modifications from the draft previously distributed. Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the December financials as presented.

Next, Director Noble presented to the Board the financial report for the District for the period ending January 31, 2013, including property tax collection. Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the January financials as presented.

Claims Report

Director Noble next reviewed with the Board the listing of claims payable through current date. Upon motion duly made, seconded and unanimous vote, the Board approved the payment of claims as presented.

District Manager's Report

Mr. Pimental referred the Board members to his written monthly

# RECORD OF PROCEEDINGS

---

report, and reported on the highlights. A draft of the updated District's personnel manual has been distributed to the Board for review, together with his written summary highlighting the changes made. Board members are requested to provide Mr. Pimental with comments by March 15, 2013. Mr. Pimental reported further on the future Tower Road widening project, which is the responsibility of the Sand Creek Metropolitan District pursuant to Aurora policy and requirements. The District has three seasonal landscape employee positions to fill for work which will commence in April. The District has hired a new HOA inspector. Green Play will be presenting the Master Plan at a special meeting of the District Board tomorrow evening. A representative from the Clean Energy Collective has been invited to attend the District's March Board meeting to present information in connection with a proposal for solar gardens. Mr. Pimental reported on a recent meeting with the RTD advertising representative; based on accrued credits, the District will be able to have benches and trash cans installed at all remaining bus stops throughout the District. In addition, RTD is exploring whether it can use the credits to fund the installation of benches possibly along the Highline Canal.

The Board discussed the proposed roof replacement project, which is estimated to cost approximately \$12,500. Mr. Pimental described the project as needed due to the age of the existing roof and visible deterioration. A discussion ensued regarding District priorities with respect to levels of building maintenance requirements relative to options for a replacement administrative building projected for sometime in the future. The Board directed Mr. Pimental to research further the relative need for roofing replacement and provide additional information at the next meeting. In addition, the Board agreed to proceed with the engagement of a qualified, independent commercial building inspector to perform an inspection of the District's administrative building, so that the Board can consider the various future general maintenance and capital requirements for the building.

## Discussion Items / Old Business:

- District Manager's Performance Measures for 2013

The Board reviewed the revised 2013 performance measures for the District Manager, which incorporates Board member comments received, and consists of three groups of priorities. Following discussion, and upon motion, second and vote of six

# RECORD OF PROCEEDINGS

---

in favor and one against (Director Noble opposing), the 2013 performance measures were accepted as presented.

- Other

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

Discussion Items / New Business:

- JDE Security Contract

Mr. Pimental introduced the JDE security services contract to the Board, which provides for the installation of certain security equipment, and also for on-going security monitoring services. He noted that the security equipment is in place, and the monitoring services are set up on an annually renewable basis, unless otherwise terminated. The Board discussed the details of the security arrangement provided. Upon motion, second and unanimous vote, the Board approved the contract as presented.

- Preliminary Review of Plans for Himalaya Entrance between 38<sup>th</sup> and 40<sup>th</sup> Avenues

Mr. Pimental presented a sketch of the proposed design for the landscaped common area located at the Himalaya Road entrance between 38<sup>th</sup> and 40<sup>th</sup> Avenues (east side of road), based on input from the District Landscape committee. It was noted that the landscape design mimics the design already in place along 38<sup>th</sup> Avenue. He indicated that HC Development will be funding the tap connection required for the area. The estimated cost for the project is \$20,000 with the District doing the majority of the landscape material planting work and outsourcing the irrigation installation. It was pointed out that the monumentation signage costs are not included in the project budget and will need to be a future project. The design of the monument signage will continue to be discussed by the District planning committee for options and recommendations to the Board thereafter. The Board agreed that the project should not use any of the barcampsia seed that failed along 38<sup>th</sup> Avenue; Mr. Pimental agreed that it could be accomplished without the barcampsia. Board members debated the experimental nature of this and other past District projects. The Board discussed the need to reduce its water costs and other options to achieve minimizing use of water over time. After further discussion, the Board agreed to move forward with the design plan as presented.

- Preliminary Review of Plans for the Demonstration Garden on Admin Property

Next, Mr. Pimental presented to the Board a sketch of a proposed concept for a “demonstration garden”, which would be installed southeast of the administrative building, promoted for Board consideration by the District landscape committee and

# RECORD OF PROCEEDINGS

---

members of the GVR HOA. The demonstration garden is intended to show neighbors various levels of xeric landscaping. It would include seed and turf materials donated by different vendors. The Board discussed in detail the concept of a demonstration garden and the proposed location at the admin building site. Included in the Board member considerations were estimated water savings for the conversion of turf to the xeric garden; the costs to install the project; the use of the garden as an educational resource for homeowners responding to HOA landscaping violation notices; and the opportunity for the District to promote water conservation. After significant discussion, the Board directed Mr. Pimental to obtain additional data to assist the Board in determining whether to proceed with the demonstration garden project.

- Annual Review and  
Delegation of District  
Committees

Mr. Pimental referred the Board members to his memo identifying the 2013 District committees and their members. He asked that each committee individually confirm the members and their continued commitment to serve. The District may recruit individuals to fill any vacancies that may exist.

[\*Director Smith departed during this discussion.]

Mr. Pimental stated that he would like to promote the creation of a District “marketing” committee, which would serve to create a general marketing plan for the District, to provide structure on what the District is presenting on its website, to promote a positive public image for the GVR community, and to create a media policy, for orderly interaction with members of the media when opportunities present themselves.

- Other

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

Director Items:

There were no Director items brought at this time for discussion.

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 9:15 p.m.

---

Secretary for the Meeting