

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 15, 2013, 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:

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

Absent: None.

[\*Arrived when indicated.]

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Charlie Foster, Town Center Metropolitan District; Jim Tanner, Eric Gravenson, John Foot, and Jen Zerra, District residents; and Officer Brandi Thomas\* and Officer Sherikera\* Heflin, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

In the absence of Director George, Director Tanner served as Acting Chair, and noted that a quorum of the Board was present with six directors present. 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, and upon motion, second and

# RECORD OF PROCEEDINGS

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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 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 April 17, 2013, were read. Upon motion, second, and unanimous vote, the Board approved the meeting minutes as presented, with Directors Rohrer and Smith abstaining.

Public Comment Period:

- Public Comment

Ms. Jen Zerra spoke about the solar panel installation idea which was originally presented to the District by the Clean Energy Collective at the March Board meeting, involving property at 41<sup>st</sup> and Ensenada. She expressed her concern that the Board's decision on the solar panels was postponed to 2014. Ms. Zerra stated that she is personally worried about her home valuation. In response to Ms. Zerra's concerns, Board members explained that there was agreement not to pursue the CEC proposal, which had a very short deadline, and that the directors did not have enough information on which to base any further determinations regarding solar panel installations. Specifically, the Board noted that additional research, as well as request for community input, would take place well before the District considers any such proposal in the future. There is no solar panel proposal for consideration at this time, and none is anticipated in the near future.

There were no other comments at this time.

- Denver Police Dept.

Officer Thomas and Officer Heflin spoke on recent police activity and events. Officer Thomas reported on attendance at the recent Citizen's Police Academy sponsored by the Police Department. She reported on the crime stats for the recent period, noting that incidents of theft have gone down. August 6, 2013 is "National Night Out," which is sponsored by the Police Department and encourages neighbors to be outdoors and interact with each other and police representatives. The Board

# RECORD OF PROCEEDINGS

---

members thanked Officer Thomas and Officer Heflin for the speed sign installed at Green Valley Elementary School.

[\*Director Michael George arrived during this discussion.]

- HOA Mr. Jim Tanner reported that there have been no changes to the detention pond project.

- CAB There were no items to report from the Citizens Advisory Board.

- 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.

Board Reports:  
April Financials

Director Noble presented to the Board the District's financial report for the period ending April 30, 2013. District revenues are down for the period from projections, which reflects the grant funds offset combined with a decrease in property tax receipts. Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the April financials as presented.

Claims Report Director Noble next reviewed with the Board the listing of claims payable through current date. He noted that the District's semi-annual debt service payment is being made according to schedule. 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 report and reported on the highlights. He circulated a copy of the "Stay Green Keep It Clean" campaign brochure; the campaign will introduce itself and solicit volunteers at the June 1<sup>st</sup> GVR Car Fest event. The HOA-sponsored community wide garage sale is scheduled for June 7-8.

Discussion Items / Old  
Business:

- Update to Standard Operating Policies Mr. Pimental distributed copies to the Board of a red-lined draft of the District's revised Standard Operating Policies, and a memo describing the areas earmarked for revision. Mr. Pimental requested that the Directors review the draft and provide any input or other suggested revisions to him by June 7, 2013.

# RECORD OF PROCEEDINGS

---

- Presentation by Planning Committee

On behalf of the District planning committee, Director Noble presented to the Board the committee's initial discussions regarding District future planning. He noted that the planning committee is looking at the District's administrative building site and tax strategy. The committee's plan is to come back to the Board with specific items for discussion and feedback by the Board, which will include a needs analysis with implementation recommendations.

At this point, Director Noble wanted to confirm that it is Board consensus that the District proceed with its plan to pay off the bonds in their entirety at the earliest date. The Board agreed. Following the payoff of its debt, the District's general fund balance will decrease by \$1.5m, as the District is drawing down its fund balances collected from prior years and applied toward debt.

One option may be to accommodate the District's long-term desires, which would involve building up reserves to fund building and land requirements, and not spending any significant funds on interim capital improvements. Another option may include using available District funds now on District improvements. A third option may include maintaining status quo, with no changes.

The planning committee is focusing on the process at this time, rather than the physical capital improvements and services to be taken on by the District, to reach the long term goals of the Board. Mr. Jim Tanner added that the planning committee does not want to get buried in the details at this time; instead it is focusing on the funding requirements.

Director Noble indicated his intent to work with Micaela Duffy on creating District financial projections for Board review and presentation at a future Board meeting.

- Other

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

Discussion Items / New Business:

- Contract with CJ Painting

The Board reviewed the proposed services agreement for painting the District's administrative building, for the amount not to exceed \$4,900. Upon motion by Director George, second

# RECORD OF PROCEEDINGS

---

- by Director Haskins, and unanimous vote, the Board approved the agreement as presented.
- Discussion regarding future maintenance operations needs      The Board discussed the District's expenses related to rent, utilities, gas, loss of time for travel, and costs associated with a new building. The Board also discussed the status of HC Development's planned storage facility at 42<sup>nd</sup> and Picadilly Rd. These items will be taken into consideration with the planning committee's analysis.
- Trail along northern section of Gas Easement      Mr. Pimental reported on the outcome of bids received for the installation of a trail along the northern section of the gas easement. The trail would run from 42<sup>nd</sup> Avenue west of Malaya to Jebel and 47<sup>th</sup> Avenue. The District will be installing a concrete trail which will connect on either end with other existing trails. The trail will be subject to Denver design criteria; with a projected completion date of September, 2013. Mr. Pimental anticipates bringing a contract for consideration and approval at the next meeting.
- 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 8:00 p.m.

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Secretary for the Meeting