# MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

#### OF THE GVR METROPOLITAN DISTRICT Held: Wednesday, March 19, 2014, 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 Anthony Noble, Treasurer Mary Schumer, Secretary Roger Rohrer, Director VACANCY Absent: Michael Haskins (absence excused). Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Eric Gravenson, Mariann Toomey, and Joanne True, District residents; Charlie Foster, Town Center Metropolitan District. Brandi Thomas\*. Community Resource Officer - Denver Police Department.. [\*Departed where indicated.] Call to Order Director George noted that a quorum of the Board was present with five directors present. Thereafter, Director George called the regular meeting of the Board of Directors of the GVR Metropolitan District to order. The Board reviewed the agenda, and upon motion, second and Approval of Agenda unanimous vote, the Board approved the agenda as presented. Conflict of Interest / The Board had been previously advised that pursuant to **Disclosure Matters** Colorado law, certain disclosures by the Board members might

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	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 February 19, 2014, were read. Upon motion and second, and unanimous vote, with Director Rohrer abstaining, the Board approved the minutes as presented.
Public Comment Period:	
- Public Comment	Ms. Joanne True spoke on several items: (1) an inquiry regarding the construction activity associated with the realignment of the drainage ditch at 38 <sup>th</sup> Avenue; (2) an inquiry about the term limited directors; (3) comments regarding observations of District personnel at work; (4) comments regarding recent gang-related activity in her neighborhood involving the police; and (5) an inquiry regarding the solar panel proposal.
- Denver Police Dept.	Community Resource Officer, Brandi Thomas, shared information regarding crime statistics for District No. 5. She noted that burglaries have decreased, and theft of and theft from motor vehicles have increased. She has placed a request to have police car presence at the upcoming GVR car show in June. There is a new Street Crime Action Team ("SCAT") in place, whose job is to do pro-active police work. Commander Thomas responded to comments raised by Ms. True regarding the recent criminal activity in her neighborhood.
	Ms. Duffy requested obtaining additional police coverage for the detention pond located at 47 <sup>th</sup> and Jebel where kids frequently climb over the wrought iron fence enclosure.
	[*Officer Thomas departed at this time.]
- Additional Public Comment	Ms. True inquired about the status of the solar panel proposal, and was advised that the proposal is no longer being considered. Mr. Charlie Foster added that there will be two large solar panel arrays on display at the State Land Board owned property.
- HOA	There were no comments from the HOA at this time.

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- CAB	There was no update from the CAB at this time.
- 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, including an update on recent legislative activity, the cancellation of the May Directors election due to no more candidates than seats to be filled, and an update on the contract with Denver for the conveyance of the detention pond.
Board Reports:	
February Financials	Mr. Noble presented the financial report and claims payable for the period ending February 28, 2014. He noted that the District's tax collections are back up. He pointed out the annual maintenance cost associated with the maintenance contract with Ebert Metropolitan District. Following further discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the February financials as presented.
District Manager's Report	Ms. Duffy referred the Board members to her written monthly report and reported on the highlights.
	She noted that the District's field work for the 2013 audit is in process. The HOA Board, HOA staff and the architectural control committee will be meeting to clarify their respective responsibilities. She referred the Board to the Committee reports in the meeting packet, and pointed out that the District is using the maintenance form that had been presented to the Board in February. Director Tanner inquired into the maintenance of the detention pond at Jebel and 47 <sup>th</sup> Avenue, noting that dirt was pushed up on the sides and suggesting that the weather may push it back down. Ms. Duffy explained that this has been done due to the limitations of the equipment and the wet dirt. It has been left to dry out. Ms. Duffy advised that the irrigation system is expected to be turned on around April 1 <sup>st</sup> ; the backflow devices are in the process of being installed.
Discussion Items / Old Business:	
- Maintenance Plan	Ms. Duffy referred the Board members to the new form being used for the maintenance plan, to track the District's ongoing operational and repair items. The Board agreed with the format and suggested no additional changes.

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- District Manager Goals	Ms. Duffy referred the Board to the District manager goals she prepared as part of her contract, which had been distributed to the Directors. The Board reviewed the goals and had no additional comments.
Discussion Items / New Business:	
- Detention Pond Contract with Denver	Ms. Vander Wall reviewed the contract with Denver for the conveyance of the detention pond located at 41 <sup>st</sup> and Ensenada. The pond has been maintained by the HOA, but has been owned by Denver. As part of the conveyance process, the HOA will need to also convey its maintenance responsibilities to the District. Ms. Vander Wall will do some research regarding how the HOA was delegated the responsibility. Pursuant to Denver policies and procedures, the conveyance process may take six months following execution of the contract. After further discussion, and upon motion, second and unanimous vote, the Board approved the contract as presented, and authorized legal counsel to proceed with obtaining title work for the parcel.
Director Items	Director Noble advised that he will be absent next week for Spring Break.
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 7:25 p.m.

Secretary for the Meeting