

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 16, 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
Michael Haskins, Director
VACANCY

Absent: None.

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, Gerald Carey and Tim Camarillo, District residents; Charlie Foster, Town Center Metropolitan District, Officer Brandi Thomas* and Officer Sherikera Heflin*, Community Resource Officers - Denver Police Department.

[*Departed where indicated.]

Call to Order

Director George noted that a quorum of the Board was present with six directors present. Thereafter, Director George 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 unanimous vote, the Board approved the agenda as presented.

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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 March 19, 2014, were read. Upon motion and second, and unanimous vote the Board approved the minutes as presented.

Public Comment Period:

- Public Comment

Ms. Micaela Duffy introduced Mr. Tim Camarillo to the Board; Mr. Camarillo is a Director-elect to the District Board. The Board welcomed Mr. Camarillo to the meeting.

Mr. Gerald Carey spoke to the Board regarding the lifetime warranty on the roof of his home, built in 1996, as being no longer supported by the builder.

Mr. Jim Tanner thanked the District for its assistance in the HOA-sponsored Easter egg hunt, which was held last weekend and was a success.

- Denver Police Dept.

Community Resource Officer, Brandi Thomas, noted that the police department will have a “low rider” police vehicle at the GVR car show. She also advised that the department is sponsoring a women’s self-defense class. Ms. Thomas shared information regarding crime statistics for District No. 5. She also discussed incidents of graffiti, and the process for reporting the graffiti.

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

- HOA

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

- CAB

Ms. Duffy reported that she attended the CAB meeting last evening. There was discussion of a program offered to youth, but no other update for the Board.

- Other

There was no other public comment at this time.

Attorney’s Report

Ms. Vander Wall directed the Board members to her written

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legal report included in the meeting materials, the appointment of new directors to the Board at the May meeting, and an update on the contract with Denver for the conveyance of the detention pond.

Board Reports: March Financials

Mr. Noble presented the financial report and claims payable for the period ending March 31, 2014. Following further discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the March financials as presented.

District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights.

She reported on the recent Easter Egg hunt sponsored by the HOA. She noted that she recently obtained approval from the City and County of Denver for the walking trail along the gas easement alignment between 42nd and 47th Avenues. The monument area at 47th and Himalaya has been cleaned up, including trimming of trees, removal of graffiti and repair of the fence; the Denver police department has been asked to monitor the area to deter further vandalism activity. She reviewed the recent manager's performance measures with the Board.

Discussion Items / Old Business:

There was no unfinished business for discussion at this time.

Discussion Items / New Business:

- RFP for Maintenance Building

Ms. Duffy distributed a copy of the draft request for proposal document that she prepared, with input from the planning committee. She requested that the Board provide her with any comments within the next few weeks; she also requested a review by legal counsel. The RFP document should be ready for approval at the May meeting.

- Retaining Wall Bid Review

Ms. Duffy reported on three bids she obtained for the replacement of the retaining wall at Himalaya Road and 42nd Avenue. After review of the bids and further discussion by the Board, and upon motion, second and unanimous vote, the Board approved proceeding with the bid presented by Old Ranch Landscaping, for \$24,639 to construct the retaining wall. Legal counsel was directed to prepare the construction contract for the project for review and approval at the next Board meeting.

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Director Items

Director Tanner asked about recent trespassing around the District's detention pond.

Director George reported that he had looked at purchasing eight feather flags offered for sale for \$40 per flag by an individual in Boulder. The flags would be useful to advertise the District at various events. Upon motion, second and unanimous vote, the Board approved the purchase of the flags as described.

Director Schumer confirmed that the HOA will be sponsoring the community garage sale, to be held the same weekend as the car show.

Director Rohrer asked about when the District will be planting trees, which is expected in May. Ms. Duffy also advised that the District will be starting up its irrigation system this week.

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 7:20 p.m.

Secretary for the Meeting