

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 21, 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, Outgoing Director
Fenna Tanner, Vice President, Incoming Director
Anthony Noble, Treasurer
Mary Schumer, Secretary
Roger Rohrer, Director
Michael Haskins*, Incoming Director
Tim Camarillo, Incoming Director
Matt Stallman, Incoming Director

Absent: None.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Karen Jordan, District Accountant, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Eric Gravenson, Chris Maj, Betty George, Mariann Toomey, Community Members; Charlie Foster, Town Center Metropolitan District, Officer Brandi Thomas* and Officer Sherikera Heflin*, Community Resource Officers - Denver Police Department; Ty Holman*, Haynie & Co.

[*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.

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

Introduction of New Board Director George welcomed the newly elected Directors Tim
Members / Oaths of Office / Camarillo, Matt Stallman, Mike Haskins and Fenna Tanner, and
Recognition of Service proceeded to administer the oath of office to each director.

On behalf of the Board, Director Schumer recognized the public service given to the community by Director George, and expressed the District's appreciation for such efforts. The Board thanked Mr. George for his service on the Board.

Election of Officers Vice President Tanner opened the floor for nominations for officers. Following nominations for the seats, directors were elected as follows:

 President/Chair: Roger Rohrer
 Vice President: Fenna Tanner
 Treasurer: Anthony Noble
 Secretary: Mary Schumer

Conflict of Interest / The Board had been previously advised that pursuant to
Disclosure Matters 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. Community Resource Officers Sherikera Heflin Herrera and Brandi Thomas reviewed the crime statistics for the recent period, noting in particular that auto thefts have increased, and advising community members to be aware of vendor scams related to the recent storm damage. In response to various complaints, the police officers requested that as much identifying information as possible be provided when making a complaint.

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

- Public Comment Mr. Chris Maj inquired about the use of motorized vehicles along the District's gas easement, and about the District's covenant enforcement activities.

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- HOA Mr. Jim Tanner reported that there is nothing to report with regard to the detention pond conveyance. There were no further comments from the HOA at this time.
- CAB Ms. Toomey noted that there has not been a CAB meeting to report on.
- Other There was no other public comment at this time.
- [*Mr. Maj departed at this time.]
- Approval of Minutes The minutes of the regular meeting of the Board of Directors held April 16, 2014, 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 advised on recent legislation which modifies the requirements of the Colorado Open Records Act, and recommended the Board adopt an updated policy at the next meeting to comport with the law.
- Board Reports:
- April Financials Mr. Noble presented the financial report and claims payable for the period ending April 30, 2014. He noted that the District is at approximately 56.8% for its property tax collections through the current period. The District will be making its bond interest payment by the June 1, 2014 deadline. Following further discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the April financials as presented.
- Presentation of 2013 Audit Mr. Ty Holman of Haynie & Co. presented the District's proposed audit for 2013 to the Board. Mr. Holman noted that the audit report includes a clean opinion, finding no deviations from GAAP, and that the financial statements presented throughout the year to the Board are fair and accurate. Ms. Duffy pointed out one journal entry that was made to reflect a \$40,500 payment that was paid in 2013. She noted that this journal entry may need to be brought back to the Board for approval.
- Following the review of the audit and follow-up discussion, and upon motion, second and unanimous vote, the Board accepted the 2013 audit as presented. The Board thanked Mr. Holman for

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the presentation.

[*Mr. Holman departed at this time.]

[*Director Haskins departed during this discussion.]

District Manager's Report

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

Ms. Duffy reported on the recent "Take Your Daughter To Work Day" and indicated that several daughters participated in the design and analysis of a new play area to be installed within the District sometime in the future.

The City of Aurora is realigning the Bolling Tributary; it has added 20 trees, which are aligned along homeowners' back yards, on District property. The realignment runs from Tower Road and 38th Avenue.

She noted that the detention pond located at Perth Circle is still drying out after which staff will remove sediment. Denver may be able to assist with hauling away the sediment. Denver is installing a manhole at the site for drainage purposes.

The District's Car Fest is scheduled for June 7, 2014 from 4-7pm.

Ms. Duffy will be out of the office from June 20-27, 2014.

The District experienced significant hail damage from the May 21, 2014 storm, including damage to fences along 48th Avenue, a broken truck windshield and damage to the newly planted flowers. Ms. Duffy will look at options for the replacement of the fence with a new product. Director Noble noted that the Planning Committee had previously discussed using the composite material, but due to the severity of the storm damage, that decision may be re-visited.

Ms. Duffy will provide updated bank signature cards for the new board members.

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Discussion Items / Old Business:

- RFP Package

The Board discussed the status of the draft request for proposal documents, to be used for the proposed maintenance building. Ms. Duffy expects to present the RFP to the Board at the next meeting for approval.

- Contract with Roberto Diaz dba Old Ranch Evergreen Landscaping

Ms. Vander Wall presented the Board with the proposed contract with Roberto Diaz dba Old Ranch Evergreen Landscaping, for the installation of a concrete block retaining wall to replace the existing wooden timber wall on Himalaya Road and 42nd Avenue. The District's "short form" construction contract was prepared for the project, with a not to exceed amount of \$24,639.00 pursuant to Mr. Diaz' bid. It was noted that the bid line items did not match the bid amount, and that Mr. Diaz has been requested to revise the bid document to match the dollars. Upon further discussion, and upon motion, second and unanimous vote, the Board approved the construction contract with the corrected bid as discussed.

Discussion Items / New Business:

- Standing Committees

The Board reviewed the list of standing committees, including open seats to be filled. The Board discussed the various appointments of Directors to serve on these committees. Following discussion, and upon motion, second and unanimous vote, the Board approved the appointment of the directors to the standing committees, as discussed.

Director Items

There were no director items discussed at this time.

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.

Secretary for the Meeting