

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 10, 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:

Roger Rohrer, President  
Fenna Tanner, Vice President  
Anthony Noble, Treasurer  
Michael Haskins, Director  
Tim Camarillo, Director  
Mary Schumer, Secretary

Absent: Matt Stallman (absence excuse to be determined at next meeting).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Jim Tanner, Eric Gravenson, Mariann Toomey, community member, Rose Thomas and Dave Neubauer, GVR Master HOA.

### Call to Order

Director Rohrer noted that there was a quorum of the Board with six directors present. Thereafter, Director Rohrer 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.

### 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

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State prior to the meeting.

No additional conflict disclosures were announced.

## Public Comment Period:

- Denver Police Dept. There was no comment from the Denver Police Department at this time.
- HOA Rose Thomas and Dave Neubauer introduced themselves as new Board members for the Master HOA.
- CAB There were no comments from the CAB at this time.
- Other There was no other public comment at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held November 19, 2014, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with Director Schumer abstaining.

## Attorney's Report

Ms. Vander Wall stated that she had no items for the legal report for this month's meeting.

## Board Reports:

### - November Financials

Director Noble presented the financial report and claims payable for the period ending November 30, 2014. He noted that the District made final payment on its bonds. He stated that the District's taxes will decrease by 12 mills, which equates to an average annual savings of approximately \$192 per property. The District purchased a replacement truck for \$24,000.

Following discussion, and upon motion duly made, seconded and unanimous vote, the Board accepted the November financial report as presented.

## District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She reported that the fence contractor will start on construction of the replacement fence tomorrow. Ken Albert, the District's facilities manager, has spoken to four of the six affected homeowners so far. The District will be doing an in-house repair to the parking lot light.

It was noted that the State's new regulations requiring the licensure of HOA managers will take effect in 2015. The Department of Regulatory Agencies will be hosting a meeting to review the rules related to licensure; Ms. Duffy reported that the

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District would consider if a representative will need to attend the meeting.

Discussion Items / Unfinished Business: There was no unfinished business for discussion at this time.

Discussion Items / New Business: There were no new business items for discussion at this time.

Executive Session There was no executive session at this time.

Director Items Director Schumer announced that she has been laid off of her job, and may be required to move for new job opportunities.

Director Tanner invited Board members to attend the HOA meetings.

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.

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Secretary for the Meeting