

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 18, 2015, 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
Tim Camarillo, Director
Mary Schumer, Secretary
Matt Stallman, Director

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 Earleen Brown, community members; Rose Thomas and Dave Neubauer, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Stephanie Brack, Michael and Bette George, residents, and Community Resource Officer Brandi Thomas, Denver Police Department.

[*Departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with six directors present. Thereafter, Director Rohrer called the regular meeting of the Board of Directors of the GVR Metropolitan District to order. The Board agreed to excuse the absence of Director Haskins for the current and prior Board meeting.

Approval of Agenda

The Board reviewed the agenda, and upon motion, second and

RECORD OF PROCEEDINGS

unanimous vote, the Board approved the agenda with an additional item added to “New Business” for the engagement of soils sample and surveyor contracts.

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.

Public Comment Period:

- HOA

There was no update from the Master HOA.

- CAB

There was no update from the CAB.

- Other

There was no other public comment at this time.

- Denver Police Dept.

Officer Thomas advised of current investigations being conducted in the neighborhood. She reviewed the map of the 513 district, which shows the hot spots, and indicates where and how the DPD chooses to add extra police coverage. Ms. Thomas also reviewed the crime statistics in the area for the current period, noting that burglaries and theft of motor vehicles are down. She also discussed the neighborhood watch programs for the area. On March 11, 2015, a new Citizen’s Police Academy will begin, which will run for six weeks.

[*Officer Thomas departed at this time.]

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held January 21, 2015, 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, which will be further discussed as specific agenda items.

Board Reports:

- December 2014 Financials

Director Noble presented the financial report and claims payable for the period ending December 31, 2014. These year-end statements were delayed to allow for year-end adjustments and preparation for the District’s 2014 audit. Following discussion,

RECORD OF PROCEEDINGS

and upon motion, second and unanimous vote, the Board accepted the December 31, 2014 financial statement as presented.

- January 2015 Financials

Next, Director Noble presented the financial report and claims payable for the period ending January 31, 2015. He indicated one correction to be made to the balance sheet from the prior year, which was subsequently replaced with the corrected 2015 balance sheet by Ms. Duffy. Following discussion, and upon motion, second and unanimous vote, the Board accepted the January financial statement with the correction 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 District has hired a new HOA assistant and a new HOA observer. The position for irrigation technician is being re-posted, due to lack of sufficient responses from the original post. Ms. Duffy provided an update on the fence project, noting that the work is nearly complete.

Director Noble reported that the planning committee met with Crestone Consultants regarding the RFP / RFQ process for the design and construction of the District's maintenance facility. They are reviewing Denver permit requirements applicable to the project. He noted that the contract amount is likely going to need to be increased by an amount between \$10,000 and \$50,000 to cover soil sampling and survey requirements. The geotechnical consultant services for the soil sampling and the survey work is anticipated to be approximately \$10,000. There may also be required zoning changes. Ms. Duffy stated that Denver's zoning does allow for the maintenance facility building. They will be meeting with Denver to discuss setback and parking requirements.

In addition, Ms. Duffy reported that Crestone is working with the District on modifying the RFP so that it is divided into two separate contracts, one for design and one for construction. She confirmed that the contract documents will provide that the design will be owned by the District upon completion.

Discussion Items / Unfinished Business:

There was no unfinished business for discussion at this time.

Discussion Items / New Business:

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RECORD OF PROCEEDINGS

- Update re Strategic Plan Ms. Duffy reviewed the process for the District to update its strategic plan. She suggested that the Board consider holding a special board meeting to begin the process, in lieu of short condensed sessions, which may be too “piece meal.” The Board agreed and requested that Ms. Duffy initiate the process soon.

- Engagement of Contractors: Soils Sampling and Survey Work Based on the discussion and recommendations presented in connection with the new maintenance building project, and upon motion, second and unanimous vote, the Board approved the expenditure of \$10,000 to fund soil sampling and survey services required for the project. Ms. Duffy indicated that the District will work with legal counsel to prepare the appropriate forms of contracts for the work.

Director Items Director Camarillo reported that he is running for Denver City Council, and invited Board members to attend two upcoming “meet and greets” that he will be participating in.

Director Schumer announced that she will be moving out of state to take a new job, and that tonight’s meeting will be her last.

Director Rohrer expressed his and the Board’s appreciation to Director Schumer for all of the time and effort she has provided to the District.

Ms. Duffy suggested that the District post a notice of Board vacancy on the District website. The Board agreed, and suggested that responses be submitted by Thursday, March 12, 2015. The responses to the post should include a letter of interest, and an indication of why the applicant would like to join the Board.

Executive Session Upon approval by a vote of at least two-thirds of a quorum of the Board, the Board determined to go into executive session for the purposes of discussion certain personnel matters, potential litigation, and consulting with the attorney on associated issues, pursuant to § 24-6-402(4)(b) and (f), C.R.S., at approximately 7:25 p.m.

The Board reconvened from executive session at approximately 7:50 p.m. and affirmed that no actions had been taken during executive session.

Director Items There were no director items at this time.

RECORD OF PROCEEDINGS

Other Business

There were no business items 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 7:50 p.m.

Secretary for the Meeting