

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 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  
Michael Haskins, Director  
Vacancy

Absent: Matt Stallman (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, Jack Marshall, Lyman West, Michael and Bette George, community members; Dave Neubauer, GVR Master HOA; Charlie Foster, Town Center Metropolitan District.

### Call to Order

Director Rohrer noted that a quorum of the Board was present with five 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

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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.

## Public Comment Period:

- Denver Police Dept. There was no update from the Denver Police Department at this time.
- HOA Dave Neubauer commented that he would like to have a District representative attend the Master HOA Board meeting, to report on District updates and activities.
- CAB There was no update from the CAB. Ms. Duffy noted that the next CAB meeting is scheduled for April 21, 2015.
- Public Comment There was no other public comment at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held February 18, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented, with an abstention from Michael Haskins.

## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She indicated that an executive session will be recommended to take place before the end of the meeting.

## - February 2015 Financials

Director Noble presented the financial report and claims payable for the period ending February 28, 2015. He indicated the receipt of one system development fee from the commercial medical clinic. There was an inquiry regarding the entry showing \$3,500 in the District's deposit account. Ms. Duffy agreed to research the question and get back to the Board with a response. Following discussion, and upon motion, second and unanimous vote, the Board accepted the February financial statement 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 was able to present Ms. Mary Schumer with a plaque commemorating her service on the District Board of Directors. Ms. Duffy provided an update on District staffing efforts.

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Ms. Duffy updated the Board on the research regarding the Perth Pond renovation work. The District has solicited bids for the work which will be presented to the Board for discussion and consideration at the next meeting. The bids and their associated scope of work will need to be reviewed, including Denver's requirements, before recommendations can be made.

## Discussion Items / Unfinished Business:

### - Director Matters

The Board reviewed the letters of interest presented in response to the posting of the vacancy on the Board. One of the candidates, Mr. Michael George, was in attendance. After discussion, and upon motion, second and unanimous vote, the Board agreed to appoint Mr. George to the vacancy on the Board, and to appoint Mr. George to the position of secretary. Ms. Vander Wall agreed to follow up with the oath and appointment documents for execution.

[Mr. George joined the Board at this time.]

### - Soils sampling / Survey Services Contracts

Ms. Duffy indicated that she is working with Crestone on the procurement of these services; the contractor selection process is ongoing and there are no contracts at this time for presentation to the Board.

### - Update re Maintenance Building

It was noted that the property for the maintenance building has not been platted; Denver indicates that platting will not be required. The RFP for the survey services is in process. Ms. Duffy indicated there may be a potential issue with CDOT regarding the alignment of the driveway.

The Board discussed the management of communication with property owners impacted by the maintenance building construction as a form of customer service.

Ms. Duffy agreed to follow up regarding GOCO grant funds to see if such funds could potentially be applied to the maintenance building project.

## Discussion Items / New Business:

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- Update re District Manager Goals Ms. Duffy reviewed the process per her contract for her District Manager goals. She recommended that the timing for presentation of goals be modified to take place in September, to align the process with her review. The Board agreed.
- She indicated that she is working on scheduling a meeting for Board discussion of an updated strategic plan.
- Director Items Director Camarillo reported on recent and upcoming events as part of his campaign for Denver City Council.
- There were no other Director items presented.
- Other Business Mr. Eric Gravenon reported on an abandoned car left in front of his home, and the potential dangers involved.
- Ms. Duffy reported that the Car Fest has been scheduled to take place the first weekend in June.
- 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 of certain personnel matters, potential litigation, and consulting with the attorney on associated issues, pursuant to § 24-6-402(4)(b), (e) and (f), C.R.S., at approximately 7:10 p.m.
- The Board reconvened from executive session at approximately 7:32 p.m. and affirmed that no actions had been taken during executive session.
- Director Items There were no director items at this time.
- 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 7:34 p.m.

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Secretary for the Meeting