

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 20, 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
Michael George, Secretary
Michael Haskins, Director
Matt Stallman, Director

Absent: Tim Camarillo (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, community members; John Foote, GVR Master HOA; Community Resource Officer Sherikera Heflin Herrera*, Denver Police Department; and Ty Holman*, Haynie & Co.

[*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.

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.

Public Comment Period:

- Denver Police Dept.

Officer Heflin Herrera reported on crime statistics for the area for the recent 28-day period.

[*Officer Heflin Herrera departed at this time.]

- HOA

On behalf of the Master HOA, John Foote expressed appreciation to Ms. Duffy for making the time to meet with the HOA board members.

- CAB

Ms. Toomey reported that the CAB held its quarterly meeting in April. John Foote became the new president of CAB. She reported on CAB insurance and financial information, recent discussions involving the FastTrax project, and initiating efforts to become a “certified sustainable neighborhood” which will focus on communication within the neighborhood.

- Public Comment

There was no other public comment at this time.

Approval of Minutes

The minutes of the special meeting of the Board of Directors held April 14, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented.

The minutes of the regular meeting of the Board of Directors held April 15, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented, with Director Haskins abstaining from the vote.

Attorney’s Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

Financial Reports:

- April 2015 Financials

Director Noble presented the financial report and claims payable for the period ending April 30, 2015. He reviewed the property tax collections and noted that the District is on target with its collections relative to prior years. Following discussion, and upon motion, second and unanimous vote, the Board accepted

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the April financial statement as presented.

Presentation of 2014 Audit

Mr. Ty Holman of Haynie & Co. presented the District's proposed audit for 2014 to the Board. Mr. Holman noted that the audit went well, and that the audit report includes a clean opinion. There was one adjusting journal entry made related to the conveyance of the detention pond to reflect the property value of \$684,000 as valued by Denver. Mr. Holman reviewed the highlights of the financial statements, including the fact that there were no new accounting policies in 2014, the District paid off its outstanding debt, and the District added the detention pond to its assets which was conveyed to it by Denver.

Ms. Duffy and Mr. Holman reported on GASB 67 and 68, related to pensions and benefit plans held by the District as a member of PERA, and which will require the recording of the net liability to the District for these benefits. The regulations will take effect next year. Ms. Duffy and staff have attended training sessions on this.

Following the review of the audit and follow-up discussion, and upon motion, second and unanimous vote, the Board accepted the 2014 audit as presented. The Board thanked Mr. Holman for the presentation.

[*Mr. Holman departed at this time.]

District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She advised that the HOA inspector has resigned, and a new employee has started in this position. She reported on broken tree limbs in the District as a result of the recent snow, which are in the process of being cleaned up. The District has invited homeowners to drop off limbs less than 4 inches in diameter, which the District will put through the wood chipper for mulch. There were no hotline calls this month.

Discussion Items / Unfinished Business:

- Perth Pond

Ms. Duffy reported that the contract work on Perth Pond has been completed with good results. They are waiting for the pond to dry out to put in the erosion controls.

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The plan is to not put in the tree lawn in front of the pond at this time, and to substitute the landscaping with large rocks as part of the clean up measures.

- Maintenance Building

Ms. Duffy reported that the planning committee met with Crestone and went over the plans and updates to the maintenance building project. They reviewed three proposed contractors for the soils testing, and have recommended that the District approve Kumar to perform the work. The testing services will include drilling six holes 20-30 feet deep, and is estimated to cost \$4,185 for the services. Phase two of the project will require additional soils testing and concrete testing, and is expected to cost about \$10,000. The District will wait until it is further along with its design before engaging the phase two services. Following further discussion, and upon motion, second and unanimous vote, the Board approved the engagement of Kumar and Associates for the phase one geotechnical testing services in the amount of \$4,185, using the District's standard form of contract. Ms. Vander Wall was directed to prepare the contract for execution by the parties.

Ms. Duffy noted that she hopes to discuss the design / build updated RFP at the next meeting.

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

Director Rohrer suggested that the Board consider enhancing its District communications, including updating the District's website.

Ms. Duffy reminded the Board of the dates of the 2015 SDA conference, to be held in Keystone Colorado the third week of September. She asked Board members to get back with her regarding intent to attend, so that she can make timely hotel reservations.

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There were no other Director items presented.

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.

Secretary for the Meeting