MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 21, 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 Anthony Noble, Treasurer Michael George, Secretary Fenna Tanner, Vice President Matt Stallman, Director Tim Camarillo, Director Michael Haskins, Director

Absent: None.

Also present were Micaela Duffy, District Manager, Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Hillary Locke* and Mark Monroe*, Sparksource; Eric Gravenson, Maryann Toomey and Jim Tanner, community members; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Councilwoman Stacie Gilmore; Community Resource Officer Sherikera Heflin Herrera*, Denver Police Department.

[*Departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with seven 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 State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept.

Community Resource Officer Sherikera Heflin Herrera, from the Denver Police Department, reported on the crime statistics for the recent period, noting that crime is down in general for the area. She announced that the neighborhood watch program is being updated. The next citizen's advisory board meeting is scheduled for November 19, 2015 at The Hub; there is also a Coffee with the Commander event from 8-10 a.m. at the GVR Recreation Center on October 27, 2015. She shared crime safety tips with the Board and community as well.

- HOA

Ms. Rose Thomas announced a reminder regarding the district delegate meeting tomorrow, and an HOA board meeting next week.

- CAB

Ms. Toomey reported on the recent CAB meeting, which was attended Councilwoman Staci Gilmore. The CAB discussed the sustainability project going on with the City. She also reported on a recent incident which involved a large fire which took place in the toddler area of the park, along the Highline Canal. The fire put some residential structures at risk; however the fire department arrived quickly and put out the fire. Ms. Toomey stated that she would like to see Denver Park and Rec reduce the tall grasses in the area which are a fire hazard.

- Public Comment

There was no additional public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held September 16, 2015, were read. Upon motion and second, and unanimous vote, the Board approved the minutes as presented, with Director Rohrer abstaining.

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OCTOBER 21, 2015 GVR METRO DISTRICT

Attorney's Report

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

Board Reports:

- September 30, 2015 Financial Report Director Noble presented the financial report and claims payable for the period ending September 30, 2015. He noted that property tax collections continue at 99% for the period. Following discussion, and upon motion, second and unanimous vote, the Board accepted the September 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 Trunk or Treat event will take place on October 24, 2015 at the Oakwood Homes parking lot. The committee reports and her goal updates are included in the meeting materials.

Discussion Items / Unfinished Business:

[*Officer Sherikera Heflin Herrera departed at this time.]

- RFP for Maintenance Building Ms. Duffy and Ms. Vander Wall reported on the RFP documents, which have been distributed for publication. There is a mandatory pre-proposal meeting scheduled for October 30, 2015.

New Business:

- Sparksource / Presentation for Website Update

Ms. Hillary Locke and Mr. Matt Munroe introduced themselves to the Board as representatives of Sparksource, a website design company. Ms. Locke and Mr. Monroe provided a Power Point presentation to the Board regarding website design and service options, and answered questions from the Board members.

Upon conclusion of the presentation, Ms. Lock and Mr. Monroe departed the meeting. Ms. Duffy agreed to prepare a survey to help identify desires for the District's website.

Presentation of Draft 2016 Budget Ms. Duffy presented the District's 2016 draft budget to the Board. She noted that the District's assessed valuation has increased from \$61,464,879 to \$87,671,660; however, it is likely to be adjusted following conclusion of tax protests. The draft budget reflects no change to the District's operating mill levy, keeping it at 20.094 for the District's general fund.

Ms. Duffy reviewed specific line items of the budget, including budgeted election costs, potential new furniture, website costs, a new T1 line for the internet. The HOA operations expenses are budgeted in the amount of \$212,763. The budget incorporates expenses for new vehicles, including a new 15-passenger bus, new tractor to replace the existing 2004 tractor, and updated irrigation controllers.

The Board discussed budget options involving keeping the District's mowing operations in-house, and the advantages and disadvantages with outsourcing the mowing operations. Mr. Ken Albert described the costs associated with the operations, and anticipated savings involved in personnel costs, equipment and fuel, and insurance. The District has obtained three bids to date for performing the outsourced operations.

The Board discussed the budgeted changes in employment positions, which would provide cost savings to the District.

The public hearing on the District's proposed budget is scheduled to take place at the Board meeting in November.

Director Camarillo reported on the various community activities he is involved in, including attendance at the SDA conference in Keystone, working on the Colorado Housing Now conference, and working with the Town of Hudson "Best and Brightest" program.

There were no other director updates at this time.

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 8:10 p.m.

Secretary for the Meeting

Director Items

Adjournment