

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, November 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  
Anthony Noble, Treasurer  
Michael George, Secretary  
Fenna Tanner, Vice President  
Tim Camarillo, Director  
Michael Haskins, Director

Absent: Matt Stallman (absence excused).

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; Charles Britton and Jim Tanner, community members; Rose Thomas, GVR Master HOA; John Foote, Citizens Advisory Committee; Charlie Foster, Town Center Metropolitan District; Community Resource Officer Sherikera Heflin Herrera\*, Officer Cruz\* and Officer Chavez\*, Denver Police Department.

[\*Departed where indicated.]

### Call to Order

Director Rohrer noted that a quorum of the Board was present with six directors in attendance. 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.

Community Resource Officer Sherikera Heflin Herrera introduced Officers Cruz and Chavez, from the Denver Police Department. Officer Chavez reported on the crime statistics for the recent 28-day period, noting that crime is up for theft of vehicles, and warning the community about “puffers” – vehicles which are stolen while their engines are running to warm up during the cold months. There will be a District 5 Commander meeting tomorrow at the Hub.

[\*The Denver Police Officers departed at this time.]

### - HOA

There were no items to report from the HOA at this time.

### - CAB

Mr. John Foote reported that the tree lighting event will occur on December 12, 2015. The CAB will be assisting Oakwood Homes in this event.

### - 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 October 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.

## Board Reports:

### - October 31, 2015 Financial Report

Director Noble presented the financial report and claims payable for the period ending October 31, 2015. He noted that District's expense categories are coming in under budget. He pointed out the Denver Water charge of \$27,000 for the period. Property tax

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collections are tracking consistently with the prior year. Following discussion, and upon motion, second and unanimous vote, the Board accepted the October financial statement as presented.

## - District Manager's Report

Ms. Duffy provided the Board members with a questionnaire form to be filled out regarding Director feedback on the District's website, to be completed prior to the December Board meeting. She advised that the District received two conforming proposals on the maintenance building project, which will be reviewed by the committee at its upcoming meeting, with a recommendation to be made to the Board at the December meeting. The District has received a request for financial contribution to the CAB for the upcoming budget year.

## 2016 Budget Public Hearing

Ms. Vander Wall noted that the meeting had been published as the District's public hearing for its 2016 proposed budget.

Ms. Duffy reviewed the proposed budget with the Board, pointing out minor modifications from the presentation of the draft budget at the October Board meeting to address a potential decrease in tax revenues. She also identified the changes to be made to personnel budget line items resulting from the proposal to outsource the District's mowing operations.

Ms. Duffy summarized the proposals received from various contractors for the landscape mowing operations. Ms. Duffy indicated that the conversion of the mowing operations from in-house to a contractor would provide certain savings to the District, which would offset the contract costs.

Ms. Duffy provided explanation on specific budget line items, including the proposed modifications. She discussed the staffing changes and budgetary impact. The costs of a 2016 election are included in the event of a contested directors' election.

The Chair of the Board, Director Rohrer, then opened the hearing for public comment on the District's proposed budget for 2016.

Mr. Charles Britton asked the Board to think outside the box; he stated that the Board could save the homeowners and business owners a lot of money by merging the District with Denver. Now that the District's bonds are paid off, there is no real

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justification for the metro District; it is a duplication of services with Denver.

Mr. Jim Tanner inquired about the District's personnel services and the funds received from the District's recreational programming.

Ms. Rose Thomas asked about the increase in spending in the line item for administrative operations.

Mr. Chuck Britton requested that his name be removed from the SDA mailing list.

There being no further comments from the public, Director Rohrer closed the public hearing.

The Board then discussed the draft budget, noting that the budget approval would be a selection of one of two options: one alternative is the budget as prepared, showing expenditures reflecting in-house mowing operations; the other alternative would be the budget with the modifications discussed which reflect outsourced contract mowing operations. After further discussions, it was agreed that the Board desired additional information to support a decision on whether to outsource its mowing operations. Ms. Duffy agreed to prepare a detailed report to accompany staff's recommendation for the proposal.

The Board determined to defer the approval of the District's 2016 budget to the December Board meeting.

Discussion Items /  
Unfinished Business:

There were no items of unfinished business for discussion at this time.

Director Items

Director Noble announced that he has taken on a new employment position in Boulder.

There were no other director updates at this time.

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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.

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Secretary for the Meeting