MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

### GVR METROPOLITAN DISTRICT

Held: Wednesday, May 18, 2016, 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 (Outgoing Director)
Michael George, Secretary
Matt Stallman, Director
Stephanie Brack, Director (Incoming Director)

Absent: Michael Haskins and Tim Camarillo (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Mariann Toomey, Eric Gravenson, Chuck Britton, and Debbie Tom, community members; Melissa Sotelo, representative for Councilwoman Stacie Gilmore, Denver District 11; Rose Thomas, GVR Master HOA; John Foote, Citizen's Advisory Committee; Charlie Foster, Town Center Metropolitan District; Community Resource Officer Armando Cruz\*, Denver Police Department.

[\*Arrived / departed where indicated.]

Call to Order

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

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MAY 18, 2016 GVR METRO DISTRICT

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:** 

- Master HOA

Ms. Rose Thomas provided an update on behalf of the Master HOA; including an update on the bylaws committee and review. She noted that the farmer's market discussions have narrowed the location to two options. The recent "HOA Night" was a success, and will now be held on a quarterly basis.

- CAB

Mr. John Foote reported on recent discussions of the CAB in opposition to the nearby townhome development project.

- Denver Police Dept.

Officer Armando Cruz introduced himself from the Denver Police Department. He reported on the crime statistics for the recent period, noting that auto theft statistics are up. He also reported an upcoming meeting at The Hub, on Northfield Boulevard.

[\*Director Noble arrived during this discussion.]

[\*Officer Cruz departed at this time.]

- Other

Ms. Melissa Sotelo introduced herself as a representative of District 11 Councilwoman Stacie Gilmore. She reported on the upcoming tree planting event, large item pickup, and the celebration of community scheduled for May 21, 2016.

Mr. Chuck Britton asked whether it is ever ok to steal. He spoke on the creation of the metropolitan district with assistance from Chuck Spratt and the issuance of ten million dollars in bonds. He stated that the District has now paid off its bonds and that the District is no longer needed. He noted that the services provided by the District take away revenues from small businesses.

There was no other public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held April 20, 2016, 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; she provided a summary of the election results, including the election by acclamation of new Director Stephanie Brack and the expiration of term and term limits of outgoing Director Noble.

Board Reports:
- April Financials

Director Noble presented the financial report and claims payable for the period ending April 30, 2016. He reviewed District claims in excess of \$5,000, and reported on the status of the property tax collections. Upon motion, second and unanimous vote, the Board accepted the April 30, 2016 financial statements as presented.

District Manager's Report

Ms. Duffy reported on the upcoming Car Fest scheduled for June 4, 2016. She reported on the District contract with Brightview Landscape Services to install the District's annual flower beds this season, in the amount of \$3,000, which is less than the budgeted amount. She referred the Board to her written monthly report. Ms. Duffy responded to questions regarding the status of the design process for the maintenance building project. There was no additional discussion.

Introduction of New Board Members / Oaths of Office / Recognition of Service Director Rohrer welcomed the newly elected Director Stephanie Brack to the Board table, and also announced the other elected directors who are commencing new terms of office: Tim Camarillo, Michael George and Roger Rohrer. Each director proceeded to take his / her oath of office.

On behalf of the Board, Director Rohrer recognized the public service given to the community by Director Noble, and expressed the District's appreciation for such efforts. The Board thanked Mr. Noble for his service on the Board.

**Election of Officers** 

President Rohrer opened the floor for nominations for officers. Following nominations for the seats, directors were elected as follows:

President/Chair: Fenna Tanner
Vice President: Stephanie Brack
Treasurer: Michael George
Secretary: Roger Rohrer

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MAY 18, 2016 GVR METRO DISTRICT

Discussion Items /
Unfinished Business:

- District Website

Ms. Duffy reported on discussions with the District's current website contractor "No Pickles", including costs of service and plug-ins. Ms. Duffy reported that she will be meeting with someone from another district to see how their site and social media works for them. She asked the Board to identify and send to her examples of what is liked or disliked in different websites. Director Rohrer stated that he likes the current graphics, but would like to see the graphics updated to look more contemporary. Additional discussion noted that having a website visitor "head count" on the site would be important. Others noted the challenge to differentiate the HOA's website from that of the District, and the need to have them look different.

Discussion Items / New Business:

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

**Executive Session** 

There were no items presented for executive session at this time.

**Director Items** 

Director Rohrer announced that he is very proud of the work that the District Board does. Director Brack stated that she is excited to join the Board. Director Stallman announced that he is busy getting the new Boy Scout troop constituted.

There were no other director items at this time.

Other Matters

There were no other matters 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 7:15 p.m.

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Secretary for the Meeting