

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 16, 2017, 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:

Fenna Tanner, President
Michael George, Treasurer
Stephanie Brack, Vice President
Roger Rohrer, Secretary
Anthony Noble, Director
Matt Stallman, Director
Tim Camarillo, Director

Absent: None.

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Eric Gravenson, Mariann Toomey, Jim Tanner, community members; Dondre Smallwood, on behalf of Councilwoman Stacie Gilmore, Denver District 11; Charlie Foster, Town Center Metro District; Joe Erjavec, Crestone Consultants; and Officer Marika Putnam, Denver Police Department District 5.

Call to Order

Director Tanner noted that a quorum of the Board was present with all directors in attendance. Thereafter, Director Tanner called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board approved the agenda as submitted.

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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:

- Master HOA There were no comments from the HOA at this time.

- CAB Mr. Jim Tanner reported on the highlights of the CAB meeting which was held last evening, including the resurfacing of Himalaya Avenue from 38th to 48th, the installation of additional improvements to reduce speeders, the new yoga class offered by the library, and the updated licensing of a medical marijuana facility to include recreational, on Tower Road. Ms. Duffy added that the discussion regarding the conversion of the horse property into warehouses and a 7-11 convenience store at 38th and Tower Road.

- Councilwoman
 Gilmore's Office Mr. Dondre Smallwood reported on the recent newsletters from Stacie Gilmore's office that have been distributed. He will share the concerns regarding the horse property and the desire to see it improved.

- Denver Police Dept. Officer Marika Putnam reported on crime statistics for the prior period, noting that auto theft is up, and violent crimes are down. There was additional discussion regarding the impact of the number of officers in the District resulting from the redistricting.

- Public Comment Ms. Mariann Toomey expressed her thanks for the removal of the weeds at 38th and Himalaya, noting that the area is now more aesthetically pleasing.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held July 19, 2017, were read. Upon motion and second, and unanimous vote, with Director Noble abstaining, 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, including a brief

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update on the maintenance services building project, which will be discussed later in the agenda.

Board Reports:

- July Financials
Director George presented the financial report and claims payable for the period ending July 31, 2017, noting the expenditure for the repairs required to the District's older van. Property tax collections are at 99.96%. After motion, second and unanimous vote, the Board accepted the July financial report as presented.

- District Manager's Report
Ms. Duffy referred the Board members to her report included in the meeting materials, and addressed the highlights. Ms. Duffy reported on interview for the HOA inspector and supervisor position; and the status of communications with the Bungalows regarding corrective landscaping issues. She requested a delay in the District manager annual evaluation from September to either October or November, to allow for time to focus on more immediate issues, including staff changes, the SDA conference, the building project and budget preparation. The Board agreed.

Discussion Items / Unfinished Business:

- Maintenance Building Update
Mr. Erjavec updated the Board on the selection of Gilmore Construction as the contractor for the maintenance building project. A kick-off meeting was held today. The parties are working on obtaining the building permit from Denver, and other permits from Denver Water and Xcel Energy. The estimated completion date is mid-February 2018, with the associated landscaping to be completed in the Spring.

- Camera Discussion
Ms. Duffy reported on her research that the installation of new cameras will not reduce the District's insurance premiums. She advised that the project is eligible for reimbursement with safety grant funds through the Special Districts Property and Liability pool, in an amount not to exceed 50% of the costs. It was agreed that the Board would review the camera equipment proposals at the September meeting.

Discussion Items / New Business

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

Director Items

Director Rohrer requested that the District research the possibility of obtaining landscaping trees from the Tree Farm, as

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it appears to have good pricing options.

Director George suggested that the District research alternatives to grass, in order to reduce its water consumption and costs.

Director Camarillo advised that the next Far Northeast Neighborhood community meeting will take on August 31, 2017. He begins school again next week.

Director Brack reported on her experience of accompanying her mother at the Senior-Youth Tea, sponsored by Councilwoman Gilmore, as well as the Taste of Ethiopia, which was held on the same day. Director Tanner noted that she had difficulty in parking after the 50+ Breakfast Group meeting due to the congestion by these activities.

There were no other director items for discussion at this time.

Other Business

There were no other business items for discussion at this time.

Executive Session

There was no executive session.

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 7:20 p.m.

Secretary for the Meeting