

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, September 20, 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
Anthony Noble, Director
Matt Stallman, Director
Tim Camarillo, Director

Absent: Roger Rohrer (absence excused).

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, Mariann Toomey, community members; Councilwoman Stacie Gilmore, Denver District 11; Charlie Foster, Town Center Metro District; Rose Thomas, GVR Master HOA, and Officer Jay Casillas, 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.

Conflict of Interest /

The Board had been previously advised that pursuant to

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Disclosure Matters

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 Jay Casillas reported on crime statistics for the prior period, noting that auto theft is up. He suggested that individuals who are buying or selling items via Craigslist use the Denver Police Department as a good meetup location. He announced the upcoming Halloween party, and the Commander's meeting at the Hub in Northfield.

- Master HOA Ms. Rose Thomas announced that the updated Greenbook will soon be distributed, as well as the pre-approved paint book. A new board member has recently joined the HOA, for a total of 5 board members, and there are another 1-2 persons interested in joining. The annual seed swap is scheduled to take place on November 18, 2017 at the GVR library.

- CAB There was nothing new to report from CAB at this time.

- Councilwoman
Gilmore's Office Ms. Staci Gilmore provided several updates. She noted that the State Land Board land, located at the corner of Tower and Green Valley Ranch Blvd, has now been mowed, the trash has been cleaned up, and bollards have been installed. The land is not intended to be sold; it can be leased however, and she anticipates that marketing of the property will begin soon.

Ms. Gilmore reported on the newly installed bike lanes, located between 38th and 56th off of Himalaya. Stop signs were installed at Maxwell and Dunkirk, in an attempt to slow down traffic at that location. She also reported on the recently instituted left turn lane at Himalaya and GVR Blvd.

Ms. Gilmore announced the upcoming housing workshop to take place at the Evie Garrett campus on October 21, 2017, which will include discussion regarding affordable housing and needs.

- Public Comment There was no other public comment offered at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors

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held August 16, 2017, were read. Upon motion, 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, including a brief update on the maintenance services building project.

Board Reports:

- August Financials

Director George presented the financial report and claims payable for the period ending August 31, 2017, noting the claims in excess of \$5,000, and reviewing the status of the property tax collections through such date. After motion, second and unanimous vote, the Board accepted the August financial report as presented.

- District Manager's Report

Ms. Duffy reviewed potential dates for the volunteer reception dinner. She reported on the start of construction of the Townhomes at 38th and Himilaya. The annual "Trunk or Treat" event will take place on October 28, 2017. The Board agreed that Director Tanner would take responsibility for review of the accounts payable and payroll during the upcoming absence of Director George.

Ms. Duffy recommended the renewal of the District's landscaping contracts for Swingle (tree care) and TruGreen (fertilization, pesticide and herbicide), who are performing satisfactorily for the District. She indicated that the District will be soliciting bids for the remaining landscape services, currently being performed by TerraCare.

There was additional discussion regarding the recently installed large signs, which did not receive approval by the District, and the monument at 38th, and whether the water tap would be delayed until completion of the 38th Avenue improvements.

Discussion Items / Unfinished Business:

- Maintenance Building Update

Ms. Duffy provided an update on the maintenance building project. Re-trenching was performed along the community garden plot; the concrete pour is scheduled for tomorrow. There will be multiple street cuts as part of the project. There has been communication with the affected neighbors; a project sign decorated by Marrama Elementary School students has been

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installed. Ms. Duffy discussed obtaining Board feedback in the color selection for the building.

Discussion Items / New Business

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

Director Items

Director Camarillo expressed his apologies for missing the SDA Conference. He has recently started a new job. He is looking at the economic hub for Montbello, through work with Councilwoman's Stacie Gilmore's office. He has also started school, and is working on a concept for the National Western Stock Show.

Director Tanner expressed her thanks for the opportunity to attend the SDA Conference; she learned a lot. She also noted that Ms. Duffy performed volunteer work which entitled her to having her registration fees paid by the SDA. She attended a session presented by PERA, who has offered to attend a Board meeting to share information on how the Directors' financial benefits can be used.

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