

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, January 17, 2018, 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, Secretary  
Matt Stallman, Vice President  
Tim Camarillo, Director  
Anthony Noble, Director

Absent: Michael George, Fenna Tanner (absences excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District and John Foote, Citizen's Advisory Board.

### Call to Order

Director Stallman noted that a quorum of the Board was present with four directors in attendance. Thereafter, Director Stallman 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 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

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State prior to the meeting.

No additional conflict disclosures were announced.

## Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time. Ms. Duffy read from an e-mail received from Officer Marika Putnam, noting that crime is down overall in the District and in Green Valley Ranch. There are still “puffers” in the area. The police department is working on the right of way and large truck issues.
- Master HOA Ms. Rose Thomas reported on the prizes presented for the holiday lighting contest. The HOA paint committee has met and is looking at adding additional paint colors. The HOA is looking for recommendations for modifications to the Greenbook.
- CAB On behalf of the CAB, Mr. John Foote reported on the CAB’s recent activities. The CAB held a successful Christmas event, which gets bigger each year. The CAB is rebuilding its relationship with Oakwood. There will be an Easter egg hunt March 31, 2018. There have been concerns expressed regarding the pot shop; an extension of the registered neighborhood organization boundaries will provide the CAB with the additional ability to comment. The CAB has signed onto the good neighbor agreement to ensure engagement. There is a far northeast neighborhood long-term planning meeting on January 30, 2018.
- Councilwoman Gilmore’s Office There were no representatives from Ms. Gilmore’s office present.
- Public Comment Charlie Foster reported that the Town Center Metropolitan District capital improvement program includes improvements to 38<sup>th</sup> Avenue. The City of Aurora is responsible for that street; Town Center has agreed to build the south half of the street in 2018, which will make three connections into GVR and take pressure off of Himalaya street. There were no further comments from the public at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held December 13, 2017, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with abstention by Director Noble.

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## Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials; she had nothing further to present.

## Board Reports:

### - December Financials

Ms. Duffy presented the financial report and claims payable for the period ending December 31, 2017, noting that the financial report is subjected to minor modifications prior to completion of the year-end financials. The Board deferred approval to the next meeting. It was noted that the District completed the year with 99.96% property tax collections.

### - District Manager's Report

Ms. Duffy noted that this Saturday is the volunteer appreciation dinner; there have been the same number of RSVPs received as the prior year.

## Resolution re Annual Administrative Items for 2018

Ms. Vander Wall presented the District's 2018 Annual Administrative Resolution, which calls out a number of items to be addressed annually by the Board, including the District's 2018 meeting schedule, the designation of newspaper for publication of legal notices, posting locations, and compensation to the Directors subject to statutory limits. Following further discussion, and upon motion by Director Rohrer, second by Director Camarillo, and unanimous vote, the Board approved the resolution as presented.

## Amended Contract with HOA for Covenant Enforcement Services

Ms. Vander wall presented the Board with the proposed amended and restated agreement for covenant enforcement and design review services with the HOA. The revisions to the agreement have been prepared by both parties, with input from legal counsel and district management. Ms. Vander wall reviewed the black-lined copy of the agreement showing the changes made. The Board was very appreciative of all of the efforts made to complete the project. Upon motion, second and unanimous vote, the Board approved the proposed amended agreement as presented.

## Discussion Items / Unfinished Business:

### - Building Update

Ms. Duffy reported on the status of the maintenance building project. She noted that the painting is done; the plumbing is in the process of being installed. Xcel Energy is installing the electrical lines. The City right of way inspector is identifying sidewalk compliance issues which the District will need to

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respond to.

Discussion Items / New  
Business

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

Director Items

Director Camarillo reported that the far northeast neighborhood planning meeting is scheduled for January 30, 2018, Stacey Gilmore will co-host the meeting.

There were no other director items brought forth at this time.

Other Business

There was no other business 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 7:08 p.m.

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Secretary for the Meeting