

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 16, 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:

Fenna Tanner, President (Outgoing Director)
Matt Stallman, Vice President
Michael George, Treasurer
Roger Rohrer, Secretary
Anthony Noble, Director
William Thomas, Director (Incoming Director)
Eric Gravenson, Director (Incoming Director)

Absent: Tim Camarillo (absence excused).

Also present were Micaela Duffy, District Manager, and Ken Albert, District Facility Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Jim Tanner, Mariann Toomey, Jacque and Joslyn Stallman, Lydia Flynn, community members; Rose Thomas, GVR Master HOA; and Officers Marika Putnam and Jeannette Dominguez, Denver Police Department District 5; Charlie Foster, Town Center Metropolitan District.

Call to Order

Director Tanner noted that a quorum of the Board was present with six 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 and upon motion, second and unanimous vote, the Board approved the agenda as presented.

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 Marika Putnam introduced Jeannette Dominguez, the new Community Resource Officer for the Green Valley Ranch area, who has been with the Denver Police Department for four years, and is a resident in the community. Officer Putnam presented the crime statistics for the area and the recent period, noting that there is an increase in burglaries. The DPD is in the process of finding a new police chief. The Board members discussed issues of drag racing and fireworks with the officers. She informed the Board of the next Commander's meeting.
- Master HOA Rose Thomas made announcements regarding the Farmer's Market, which will be starting in June on Wednesday evenings. The market will include live music, and will incorporate community events.
- CAB There was no report from the CAB at this time.
- Councilwoman Gilmore's Office There was no report from Councilwoman Gilmore's office at this time.
- Public Comment There were no comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held April 18, 2018, 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, with details regarding the recent legislative activity and conclusion of the legislative session.

Board Reports:

- April Financials Director George presented the financial report for the period ending April 30, 2018. He noted that the property tax collections are at 57% for the period. Director George also reviewed the

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District's water usage for the period. Upon motion, second and unanimous vote, the Board approved the April financial report as presented.

- District Manager's Report
Ms. Duffy presented highlights from her manager's report, including the Car Fest scheduled for June 2, beginning at 2-p.m.; updates from committee meetings; the completion of the Personnel Manual updates; and the status of the security camera installation.

Discussion Items / Unfinished Business:

- Landscape Contract Update
Ms. Duffy provided an update on the additional costs associated with the proposed increase in scope of work under the landscape contract. Mr. Ken Albert explained that part of the additional costs are attributable to the weeds, which have become out of control. After further discussion, and upon motion, second and unanimous vote, the Board approved the proposed increase in landscape costs in the amount of \$12,525, pursuant to the contractor's proposal.
- Fence Discussion
Ms. Duffy reported that she has put in a call to the TREX contractor to ask questions regarding the product, and is waiting for a response. She reviewed a map with the Board, showing the proposed fence replacement areas, and noting which areas have wind damaged fencing, and which areas have rotted posts. The Board discussed doing short term repair work to certain areas, and doing fence replacement in other areas. Mr. Albert indicated that the rotted posts will need to be replaced; he anticipates approximately \$1,500 for the replacement materials for about 30 posts. The District's landscape contractor is able to do the repair work. The District will do a separate contract for the replacement of a portion of the broken fences with Trex in which the District will purchase the materials. Following further discussion, and upon motion, second and unanimous vote, the Board agreed to proceed with a contract for the TREX replacement project at 47th and Himalaya to be performed by First Class Sprinkler and Landscape, and short term repair at the other locations.
- Presentation of Possible Garden Project
Ms. Jocelyn Stallman provided a presentation to the Board regarding a potential garden project. She addressed a proposed archway, the repair and painting of picnic tables, and a poster for the project. She described the motivation for the project, her planning efforts, and the funding options, noting that she has raised \$317.85 toward the project, and would appreciate the

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organization of volunteers by the District. The Board asked several questions regarding the garden project. Mr. Albert indicated that the District has stain available for use on the picnic tables. The Board noted it could assist with volunteers. After further discussion, and upon motion, second and unanimous vote, the Board approved spending \$200 on the project as presented, and suggested that the stain / paint colors be consistent with the existing facilities. The Board thanked Ms. Stallman for her presentation.

Introduction of New Board Members / Oaths of Office / Election of Officers

Director Tanner welcomed the newly elected Directors William Thomas and Eric Gravenson to the Board table, and also announced the other elected directors who are commencing new terms of office: Matt Stallman and Anthony Noble. Each director proceeded to take his oath of office. Director Thomas and Director Gravenson joined the Board Members, and Director Tanner stepped down in conclusion of her term.

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

President/Chair: Matt Stallman
Vice President: Michael George
Treasurer: Roger Rohrer
Secretary: Anthony Noble

Recognition of Service

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

Discussion Items / New Business:

- Committee Member Updates

The Board reviewed the list of the District's six standing committees: HOA, Landscape, Community Programs, Community Garden, Planning and Newsletter, including the open seats to be filled by Board members. The Board discussed the various appointments of Directors to serve on these committees. Following discussion, and upon motion, second and unanimous vote, the Board approved the appointment of the directors to the standing committees, as discussed.

Director Items

Director Rohrer expressed his personal appreciation and thanks

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to Ms. Tanner for her service on the Board. There were no director items brought forth at this time.

Executive Session

There was no executive session requested 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 7:38 p.m.

Secretary for the Meeting