

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, June 20, 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:

Matt Stallman, President  
Michael George, Vice-President  
Roger Rohrer, Treasurer  
Tim Camarillo, Director  
William Thomas, Director  
Eric Gravenson, Director

Absent: Anthony Noble (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; and Garrett Pye, resident.

### Call to Order

Director Stallman noted that a quorum of the Board was present with six 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 and 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 State prior to the meeting.

No additional conflict disclosures were announced.

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## Public Comment Period:

- Denver Police Dept.      There were no representatives from the Denver Police Department to provide any comments. Ms. Duffy reported that “stealth survey boxes” have been placed in the community to assist in measuring speeding.
  
- Master HOA                      On behalf of Rose Thomas, Director William Thomas noted that the community Farmer’s Market is going well.
  
- 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. Ms. Duffy noted that the City has purchased signs regarding illegal fireworks for placement within the community.
  
- 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 May 16, 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. She reported that one of the bills previously discussed as having passed the legislature had been vetoed by the Governor. She circulated a supplement to her legal report in response to Board member inquiry regarding laws related to weapons and public buildings and meetings. The Board held discussion on the topic and agreed to address the topic with the HOA at an upcoming committee meeting.

## Board Reports:

- May Financials                      Director Rohrer presented the financial report for the period ending May 31, 2018. He reviewed the property tax collections and the claims exceeding \$5,000 for the period. Upon motion, second and unanimous vote, the Board approved the May financial report as presented.
  
- District Manager’s  
  Report                                      Ms. Duffy presented highlights from her manager’s report. She noted the success of the recent Car Fest held June 2, and noted that the Beer Garden, who was a major sponsor for the event, may be appropriate to host the event the next year. The Board agreed to ask whether they would be interested in this option.

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Ms. Duffy provided an update as to the garden project taken on by Jocelyn Stallman and shared the District's appreciation for her efforts and services.

The District has obtained a final certificate of occupancy from Denver for the maintenance building.

Ms. Duffy has been working on the fence repair project, noting that she's not received any satisfactory response from Split Rail as to the use of the TREX product. She is also following up with Merchants Metals fence company, but there may be issues with its ability to sell directly to the District. Director George inquired as to replacing the fence posts with a concrete / steel base.

Ms. Duffy reported that the District's after school program and summer camp is struggling to find sufficient staffing for the programs. The District has reduced its maximums to address the reduced staff and maintain appropriate ratios. The issue may result in eliminating the after school program for the next school year.

Ms. Duffy reported on other miscellaneous issues, including a review of her manager goals, the mosquito control services, and the upcoming Special District Association conference.

Discussion Items /  
Unfinished Business

There were no items of unfinished business presented at this time.

Discussion Items / New  
Business

There were no new items of business presented at this time.

Director Items

Director Gravenson noted that the HOA is looking at having another entity take over the farmer's market. Director Thomas acknowledged that it has been the goal of the HOA to establish the farmer's market, and then have it taken over by a community board. He indicated that the HOA is looking to put together a steering committee to pursue this goal.

Director Gravenson discussed District goals of reducing District water expenses, which may involve incorporating xeriscape, rock, mulch, etc. as part of its landscaping.

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Director Camarillo noted that he was absent from the last meeting due to training.

Ms. Duffy asked Board members to start thinking about the volunteer dinner event. She also noted her absence next week due to her vacation plans.

Director Stallman reported he will be on vacation next month.

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 7:35 p.m.

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Secretary for the Meeting