

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 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:

Michael George, Vice President
Anthony Noble, Secretary
Roger Rohrer, Treasurer
Tim Camarillo, Director
William Thomas, Director
Eric Gravenson, Director

Absent: Matt Stallman

Also present were Micaela Duffy, District Manager, and Ken Albert, District Facilities Manager, GVR Metropolitan District; Russell Newton, Esq., Seter & Vander Wall, P.C., legal counsel; Dondre Smallwood, Office of Councilwoman Stacie Gilmore, Denver District 11; and Rose Thomas, GVR Master HOA.

Call to Order

Director George, acting as chair, noted that a quorum of the Board was present with six Directors present. Thereafter, Director George 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

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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. Ms. Duffy informed that Board that police reports will be made to the HOA and District on a quarterly basis moving forward. Reports will be made to the HOA and District during different months within each quarter. There are no planned reports for the remaining District meetings in 2018.
- Master HOA Ms. Thomas, President of the HOA, reported that the HOA has filled its open board positions. She requested that the Board consider a contribution of \$150 for the GVR community's holiday light contest. Ms. Thomas reminded the Board of the upcoming "trunk or treat" event.
- CAB There were no items from the CAB to report at this time.
- Councilwoman
Gilmore's Office Mr. Smallwood of Councilwoman Gilmore's office discussed a current survey that the GVR community may participate in for the "Denveright Plan," and mentioned that Councilwoman Gilmore encourages the GVR community to participate and make its voice heard. Denveright contemplates the next 20 years of growth and development, and summaries for the plans can be found on its website. He added that survey takers can request an extension to provide feedback if they are unable to take the survey on time.
- Public Comment There were no additional comments from the public at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held September 19, 2018, were presented to the Board. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Mr. Newton directed the Board members to the written legal report included in the meeting materials.

He reported that contract closeout activities for the Maintenance Services/ Community Garden Multi-Purpose Building are in process and discussions to resolve the pending issue regarding the architect's request for payment are ongoing.

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Mr. Newton reported that a final form of contract for the fence project will be presented for the Board's approval later in the meeting.

Board Reports:

- September Financials

Director Rohrer presented the financial report for the period ending September 30, 2018. He reported on the balance sheet, noting the District's assets and liabilities, and the profit and loss statement, noting the District's income and that expenditures are under budget. He presented checks for payment and noted that property tax collections were at 99.21% compared to 99.32% at the same time last year. He reviewed the Denver water bill and noted the expenses for the current period compared to the same period last year. He discussed additional payments, including payment to First Class Sprinklers, Gilmore Construction and Save a Tree. Director Gravenson inquired whether First Class Sprinkler is paid monthly, and Ms. Duffy confirmed that the total amount of \$76,800 is payable in 8 equal monthly installments of \$9,600 for the months of April through November. Upon motion, second and unanimous vote, the Board approved the September financial report as presented.

- District Manager's Report

Ms. Duffy presented highlights from her manager's report. She reported that the annual "trunk or treat" event is scheduled for October 27th from 3:00-5:00 p.m. at the medical building near the library, and that efforts are being made to secure the local steakhouse for the annual holiday party. She reported that the fence project contract is ready for the Board's review and covers material costs and installations; she noted that the committee reports are attached to her report.

Discussion Items /

Unfinished Business:

- Fence Contract with FCS/Peters Fence Co.

Mr. Newton presented to the Board a three-party contract with Fence Consulting Services and Peters Fence Company, noting that clerical edits may still be required, including a correction to be made to a section reference. Director Rohrer reported that the materials pricing appears to be consistent with the current market, and the scope of work includes removal of the current fence and posts and installation of the Trex fence. Director Gravenson inquired whether the Trex fence material is flammable, and Director Rohrer explained that it is less flammable than wood and that a person would need to hold a flame to it to cause damage. Upon motion, second and

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unanimous vote, the Board approved the fence contract as presented, with authorization to make appropriate clerical revisions.

Discussion Items / New Business

- Budget Overview

Ms. Duffy presented the Board with the 2019 preliminary budget summary. She read through the summary, noting a decrease in assessed valuation from the prior year, no change to the mill levy of 20.094 mills, and that a change in the law allows for an increase of director compensation to \$100 per meeting attended in an amount not to exceed \$2,400 (24 meetings) per annum but the budget remains at the former limit of \$1,600 per annum (16 meetings). She noted a projected increase in tax funded HOA services, and, an increase in landscaping expenditures due to increased labor costs, insurance costs for the maintenance building, security camera replacement, increased water costs, the fence replacement, and a new maintenance vehicle. The Board discussed the potential cost and type of the new maintenance vehicle and when it might be purchased. Ms. Duffy noted the budget changes for community programs, including reducing the number of after school spots due to reduced hours and staffing changes. She also noted the Conservation Trust Fund expenditures related to the Highline Canal Trail project and other improvements to playground and other common areas. She discussed the HOA management fee, noting that bookkeeper expenditures have been moved to this fund from the tax revenue fund.

Ms. Duffy explained that the public hearing on the proposed budget will take place at the District's November meeting, and the Board will be able to approve the budget subject to the assessor's final assessed valuation.

- \$150 Contribution to Holiday Light Contest

The Board then considered the HOA's request for the District to make a \$150 contribution to the community's holiday light contest. Upon motion, second and majority vote, the Board approved the \$150 contribution.

Director Items

Director Noble noted that he will be traveling for the Thanksgiving holiday and requested that the Board consider excusing his potential absence from the November meeting.

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The Board discussed Director Stallman's absence from the meeting, and upon motion, second and unanimous vote, the Board determined not to excuse his absence pending further consideration at the November meeting.

Executive Session

There were no items to discuss in executive session at this time.

Other Business

Ms. Thomas noted that the community room would be used for the upcoming "seeds swap" event, and Ms. Duffy noted that it will be used for pick up and drop off for community program campers.

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 7:04 p.m.

Secretary for the Meeting