

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 21, 2020, 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:

Tim Camarillo, President
Matt Stallman, Vice President
Anthony Noble, Secretary/Treasurer
Eric Gravenson, Director
Lyman West, Director

Absent: William Thomas (absence excused).

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

(*Participating via Zoom)

Call to Order

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

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interest for each Director had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Comment Period
There were no representatives present to report from the Denver Police Department, the Master Homeowners Association, the Community Advisory Board, Councilwoman Gilmore's Office, or other public comment.

Approval of Minutes
The minutes of the regular meeting of the Board of Directors held September 16, 2020, 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 directed the Board members to the update on the 2020 legislative matters, the upcoming Amendment B Ballot Measure regarding the Gallagher Amendment and applicable Colorado Executive Orders related to COVID-19.

Board Reports:

- September 30, 2020
Financials
Director Noble provided a summary overview of financials dated September 30, 2020, covering the financial overview for the month of September. He noted that property tax collections are at 99.067%. Following inquiry, it was noted that the September water charges for 2020 were approximately 5% higher than water charges for the same period in 2019. The Board noted that the District is getting ready to take over additional property from Oakwood, which will increase its maintenance and water requirements. Upon motion, second and unanimous vote, the Board approved the financial report as presented.

- District Manager's
Report
Ms. Duffy noted the draft 2021 budget will be presented to with the Board later in the agenda. She provided an update on the fence project, which is approximately 28% complete. She discussed the annual volunteer reception, and the challenges in hosting a dinner event this year in light of COVID. The Board discussed alternative ways in which the District, in partnership with the HOA, could express appreciation to its volunteers, with a suggestion of restaurant gift cards. Ms. Duffy agreed to proceed with this suggestion in the recommended dollar amounts.

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Ms. Duffy advised the Board of the response received from Ebert Metro District regarding landscape cost estimates, to support Ebert's request to increase GVR Metro District payments under the IGA. After further discussion, the Board agreed to review the costs at the time of the IGA renewal, pursuant to its terms.

Discussion Items / Unfinished Business:

- Denver Metro
Concrete Contract
for front walk

Ms. Duffy presented the revised proposed contract for the concrete sidewalk repairs with Denver Metro Concrete Restoration, in the amount of \$3,500. She noted that the contract has been updated to address concerns and questions raised by the Board. Upon motion, second and unanimous vote, the Board approved the contract as presented.

- Capstone Project
Proposal

Director Camarillo reported on an update to his proposal regarding the District's Strategic Plan in connection with his capstone project. He has modified the project product to an assessment report, which he intends to present to the District's Planning Committee on November 12, 2020. After the presentation, the Planning Committee would then be able to make any determinations or recommendations that might be presented to the District Board. This is a change in direction in the project from the original proposal; it will not use any staff resources to accomplish. Director West asked who prepared the existing Strategic Plan; Ms. Duffy noted that this was prepared by the Board. Director Camarillo advised that no action was required by the Board for the revised project. The Board thanked Director Camarillo for the update, and there were no objections to the revised project as presented.

Discussion Items / New Business:

- Draft 2021 District
Budget

Ms. Duffy presented an overview of the draft 2021 budget to the Board. She noted that the District's assessed valuation has slightly decreased; there is no change to the proposed mill levy. Landscape maintenance costs are projected to increase by 3%. She has included certain budgeted items which may or may not occur. The budget does include a line item for community programming in 2021. Director West asked about the District fencing and its maintenance; Ms. Duffy responded that the fencing is monitored by staff for any repair needs. Ms. Duffy advised that a public hearing on the District's budget is

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scheduled to take place at the District's November Board meeting.

- District Manager Agreement Renewal The Board deferred this item to later in the meeting.
- Volunteer Reception The Board agreed to proceed as previously discussed, noting that Ms. Duffy will reach out to the HOA to confirm agreement.

Director Items

Director Gravenson shared that social media shows an increase in criminal activity in the community. He noted an increase in complaints regarding vehicle break-ins, etc., based on Ring video postings. Director Camarillo stated that the Denver Post reports an increase, but that Aurora statistics are also increasing.

Director Noble reminded everyone to vote at the November election.

Director Camarillo stated that according to Westward, there are 130 persons hospitalized for COVID from the GVR area since April, 2020

District Manager Agreement Renewal

With consent of Ms. Duffy, the Board determined not to go into executive session at this time for the District Manager evaluation and contract renewal discussions. The Board discussed salary and bonus options for the District Manager agreement renewal. Ms. Duffy reviewed her performance accomplishments occurring in 2020. The Board inquired as to where Ms. Duffy might request additional support from the Board; she indicated how the Board could assist in the contract negotiations and approval process by bringing questions and issues to her in advance, if possible. She noted that a professional development plan is used for members of her staff. Following further discussion, and upon motion, second, and unanimous vote, the Board approved the renewal of the District Manager's contract, with an increase in salary and pay for performance compensation in the amounts as discussed, effective September 1, 2020, as identified in a renewal letter for execution by the president.

Executive Session

There were no items for executive session at this time.

Other Business

There was no other business for discussion at this time.

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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 7:55 p.m.

Secretary for the Meeting