

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 17, 2023, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public via Zoom.

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:

William Thomas, Vice President
Eric Gravenson, Director
Lyman West, Director
Joyce Bennett, Director
Matt Stallman, Director

Absent: Anthony Noble (absence excused)

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

Call to Order

Director Thomas, serving as acting chair, noted that there is a quorum of the Board in attendance and 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

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prior to taking official action at the meeting. Legal counsel advised that written disclosures of the conflicts of interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no comments from the Denver Police Department.
- Master HOA There were no comments from the Master HOA.
- CAB There were no comments from the CAB.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There were no comments from the public at this time.

Director Matters

- Administration of Oaths of Office Ms. Vander Wall noted that Directors Gravenson, Stallman and Bennett were each elected by acclamation to a term expiring in May 2027; the respective oaths of office were administered.
- Election of Officers Director Noble was self-nominated as chair. Upon motion by Director Thomas, second by Director Stallman and unanimous vote, the Board elected Director Noble as chairman of the Board.

Director Thomas was nominated as vice chair; Director Thomas recommended another member of the Board be nominated.

Director Gravenson was nominated as vice chair; Director Gravenson declined the nomination.

Director Thomas was re-nominated as vice chair, which Director Thomas agreed to accept. Upon motion by Director Thomas, second by Director Stallman, and a vote of five in favor and one against (Director Gravenson), the Board elected Director Thomas as vice chair of the Board.

Director Stallman nominated himself as secretary / treasurer. Upon motion, second by Director Gravenson and unanimous vote, the Board elected Director Stallman to secretary / treasurer of the Board.

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Approval of Minutes

The minutes of the regular meeting of the Board of Directors held April 19, 2023, were read. Director Gravenson requested a change under “public comment” on page 2. He provided the Board with a copy of written comments requested to replace the comment summary as drafted, to read: “Director Gravenson accused the Board of conducting an unauthorized meeting on March 15, 2023, willfully violating the Colorado Sunshine Law, CRS 24-6-402. Director Gravenson stated he was absent on the aforementioned date and therefore disavows any culpability or responsibility for all activities of the Board on March 15, 2023.”

Director West requested the addition of the word “Some” to precede “Other Board members did recall the discussion,” under the approval of minutes discussion, page 3. He also requested a revision under “District Manager’s Report” page 4, to read “three bids for each project” instead of “three bids for the project.” Director West further requested the addition of the words “made at the March 15th meeting” to the second sentence under “Director Items.”

Upon motion, second and a vote of five in favor, one against (Director West), the Board agreed to make the changes to the minutes as discussed.

Attorney’s Report

Ms. Vander Wall directed the Board members to counsel’s written legal report, including an update of certain bills in the Colorado legislature affecting special districts.

Board Reports:

- April 30, 2023
Financials

Director Stallman presented the financial report and claims payable for the period ending April 30, 2023, including the financial overview, and the District’s property tax collections. Upon motion, second and unanimous vote, the Board accepted the April financial report and claims as presented.

- District Manager’s
Report

Ms. Duffy updated the Board with highlights from her manager’s report. She noted that the purchased Gator has been received, the blade is currently being tested, and that staff is considering whether it may be beneficial for the District to retain the old Gator. The Board requested that this analysis and a recommendation be completed by the next Board meeting.

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Discussion Items / Unfinished Business: The Board reviewed the monthly legal invoice for general counsel services for the recent period. The Board discussed the legal discounts and write-offs provided on the invoice.

Discussion Items / New Business:

- Review Quotes for Painting Building Ms. Duffy distributed four quotes she received for the painting of the District's administration building for review by the Board, which also included quotes for staining as an option. The quotes ranged from \$12,415 to \$23,146. After further discussion, the Board elected to proceed with a staining approach, which is less expensive, and agreed to proceed with the proposal presented by Panoramic Pro in the amount of \$18,694. The Board requested Ms. Duffy obtain an updated quote from Panoramic Pro to provide additional details, including costs for any repairs identified as part of the staining project. The Board agreed to review the form of contract and updated scope for approval at the next Board meeting.
- Review Quotes for Deck Project Ms. Duffy reported that she had solicited quotes for the deck project from four vendors, and had received two quotes, for \$50,853 and \$35,000, which were distributed to the Board. The Board agreed to delay any determination to the next Board meeting, to allow for additional details regarding materials and warranty, and potentially one or more additional quotes for consideration.

Executive Session There was no need for an executive session at this time.

Director Items Director Gravenson suggested that the Board hold a special meeting dedicated to the budget preparation for 2024. Director West requested an additional opportunity to review the budget in advance. Director West suggested that the Board record its meetings. Director Thomas agreed that these items would be included on the agenda for discussion at the June Board meeting.

Other Business There was no other business for discussion at this time.

Adjournment

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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 8:44 p.m.

Secretary for the Meeting