

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 21, 2007 at 6:30 p.m., at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado.

Attendance

A regular meeting of the Board of Directors of GVR Metropolitan District, Denver, Colorado, was called and held as shown above and in accordance with the applicable statutes of the State of Colorado with the following directors present and acting:

T.J. Stone, President
Elana Perry, Vice President
Marlene Martin, Secretary/Treasurer
Michael George
Joanne True (absent, excused for cause)

Also present were:

Evan D. Ela, Collins Cockrel & Cole, a professional corporation; Micaela Duffy, Interim District Manager; Tim Staabe, District Recreation Manager; Charlie Foster, Oakwood Homes; Gary Haley, District Webmaster; and Brian TerHark, Master Homeowners Association.

1. Call to Order

Chairman Stone called the meeting of the Board of Directors of the GVR Metropolitan District to order at 6:35 p.m.

Upon motion by Director Perry, seconded by Director Martin, the Board unanimously excused the absence of Director True for cause.

2. Approve Agenda

The Agenda was amended to include Item 7.e, letter from Mr. and Mrs. Noble, Item 6.c, GIS Agreement with the Master HOA and Item 6.d, memo concerning volunteers participating in District programs.

The Agenda, as revised, was approved by consensus of the Board.

3. Comment Period

a. Developer Representative(s)

Mr. Charlie Foster stated that he had no specific information for the Board, but was interested in the Board's discussion of later Agenda items.

b. Master Homeowners Association Representative

Mr. Brian TerHark described the revisions made to the proposed Agreement between the Master HOA and the District concerning joint funding of the District's GIS personnel position. Mr. Ela also informed the Board that the revisions suggested were acceptable.

Upon motion by Director Martin, seconded by Director George, the Board unanimously approved the GIS Agreement as revised, and instructed Mr. Ela to finalize it for signature by both parties.

Mr. TerHark informed the Board of the annual meeting / convention of homeowners scheduled for April 14, 2007 at the Green Valley Ranch Recreation Center from 11 a.m. to 1 p.m. The Board generally discussed their desire for Mr. Staabe to set up an information table at the meeting for advertising and recruiting participants for the District's Summer Recreation Programs.

c. Public Comment

Mr. Gary Haley inquired how the District could participate in reducing the racing of cars and motorcycles on Himalaya. He stated that it is a common practice, especially active after midnight. The Board suggested adding that topic to the agenda for the meeting scheduled with Denver Policy Department Technician Brown on March 26th to discuss graffiti and other community policing matters.

4. Consent Agenda

Upon motion by Directory Perry, seconded by Director Martin, the consent agenda was approved by unanimous vote.

5. Director Items

Director Perry requested that she be updated on the progress of the Community Center Project. The Board deferred discussion of the Community Center to later in the Agenda.

Chairman Stone informed the Board of improvements to the interior of the Administrative Offices.

6. Legal Report

a. Update on Personnel Matters

Mr. Ela informed the Board that Ms. Diana Willmann had been laid off, and had taken the Waiver & Release form under consideration. He reported that the due date for returning the Waiver & Release is March 29, and an additional 7 day right of rescission period exists until 5:00 p.m. on April 5.

Mr. Ela described for the Board the draft Volunteer Agreement drafted by his firm. The Board discussed the benefits of having

junior volunteers participate in the youth programs and adult programs participating in other future recreation programs of the District. Mr. Ela directed the Board's attention to a confidential legal memo on issues to consider in incorporating volunteers into the District's programs. **Upon motion by Director George, seconded by Director Martin, the Board unanimously approved the Volunteer Agreement as presented for use in enlisting adult volunteers and future recreation programs.**

b. Update on Meeting with Attorneys for Oakwood Homes

Mr. Ela informed the Board that he met with two attorneys representing Oakwood Homes on March 14, at their request, to discuss Oakwood's assertions that it be entitled to a greater amount in reimbursements from the District. Mr. Ela reported that by the end of the meeting, the Oakwood attorneys had agreed to meet at some time in the near future with representatives of the District Board, legal counsel and representatives of Oakwood to explore a general settlement of the disputed issues. Mr. Ela stated that he was scheduled to meet with Chairman Stone in mid-April, and thereafter a meeting of the larger group would be convened.

7. Discussion Items

a. Website Project

Mr. Gary Haley, Committee Chairman for the District's Website Committee reported that there remained certain problems with the greenvalleyranch.info website as provided by Gorilla Soft. Chairman Stone informed the Board that the greenvalleyranch.info site had been launched for the trial period, and that March 28 is the deadline for comments to Gorilla Soft on the site. Chairman Stone encouraged all Board and Committee members to make a final review of the site and to get comments back to him prior to March 28. Chairman Stone also stated that under the terms of the contract with Gorilla Soft, Gorilla Soft will have a seven day period following March 28 to cure the problems identified by the District's review. The Board discussed its overall understanding that the website still lacks certain required features, such as an interactive link to the District's calendar, inability to view the website on certain types of computers, and non-functioning links in some portions of the website.

Mr. Haley stated that progress is being made on developing the gvrmetrodistrict.org website. He said he is currently working to install a watermark of the entrance monument on all pages. The Board briefly discussed the desire to make people aware of the new websites at the April 14 HOA Homeowners Convention. It was suggested that a laptop computer with internet access be set up

on the table at which Mr. Staabe will provide information on recreation programs so that people can become familiar with accessing the website.

b. Community Center Project

Chairman Stone reported that a meeting had been held within recent weeks involving Vastco, Ron Roybal, Director True and himself. At the meeting, the final drawings were discussed and minor revisions made. He stated that final drawings are due on March 23, and that another meeting is needed to finalize the kitchen and mechanical equipment. He also stated that cost estimates had not been completely finalized. Director Perry expressed her concern that elimination of the basement is not a good option for saving money. It would necessitate additional main floor area for the IT equipment, which then would take away from the functionality of other parts of the building. The Board discussed the concept of making the basement smaller and locating it under a smaller portion of the building, making it cheaper to construct.

c. Maintenance Building Project

The Board generally discussed the email sent from Mr. Ela to Michael Hancock asking for some intervention on behalf of the District to prevent dedication of an additional five foot strip of right-of-way along Argonne Street. Mr. Ela stated that he had not received a response from Mr. Hancock, and that he would send a follow-up email to inquire about it.

d. Consider Cooperative GIS Agreement

Discussed and approved earlier in the meeting.

e. Anthony and Cathie Noble Request

The Board's attention was directed to a letter received from Anthony and Cathie Noble requesting sale of a portion of the property at 4000 Argonne Street. The Board asked Mr. Ela to write a letter to the Nobles stating that the Board is still unwilling to subdivide any portion of the 4000 Argonne property at this time due to the fact that the design of the Community Center is not yet complete and that it is likely that the portion requested by the Nobles will be necessary for access to the District's parking lot.

8. Executive Session No executive session was held.

9. Other Matters Ms. Duffy directed the Board's attention to a letter received from Paul

Gilberto thanking the Board for installing the graffiti hotline within the District offices and suggesting certain refinements to the program. The Board agreed that Mike Miller and his crew could use the District's power washer to remove graffiti from fences and sidewalks. Mr. Ela was directed to draft a notice and release fashioned on the one used by the City of Denver that will ensure that the District is not liable for damage created by the use of its power washer on fences and sidewalks.

Director Martin expressed her desire that strategic planning begin for the next attempt to pass an increased mill levy at a future election. Chairman Stone explained that an education process is being undertaken by the Master HOA Board in anticipation of an election in November 2007 seeking an increase in the District mill levy. He stated several meetings and discussions among the Master HOA Board concerning the advantages of District rather than HOA administration of property and architectural review matters. The Board engaged in a detailed discussion of a possible transition of the obligations of the Master HOA to the District and the budgetary and tax advantages of doing so.

Chairman Stone informed the Board of the need to appoint a committee to interview and recommend candidates for the maintenance / irrigation worker positions. Director Perry, Micaela Duffy and Mike Miller were appointed to the search committee.

10. Adjournment

Upon motion duly made and seconded the meeting was adjourned at 8:42 p.m.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting and was approved by the Board of Directors of the District on 18th day of April, 2007.

Respectfully submitted,

/s/

Marlene A. Martin, Secretary