

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF

GVR METROPOLITAN DISTRICT

Held: Thursday, April 26, 2007 at 6:30 p.m., at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado.

Attendance A special meeting of the Board of Directors of GVR Metropolitan District, City and County of 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 (excused absence)

Also present were: Linda G. Alexander, Collins Cockrel & Cole, a professional corporation; Tom Dority, Mercer Group, Inc.

1. Call to Order Chairman Stone called the meeting of the Board of Directors to order at 6:35 p.m.

2. Approve Agenda Chairman Stone suggested the addition of three items to the agenda as follows:

1. Discussion of District response to Master HOA landscape maintenance RFP response;
2. Landscape maintenance staffing update;
3. Office Manager update.

With those changes, the agenda was approved by consensus.

3. Public Comment There was no public comment.

4. Executive Session Upon motion by Director Perry, seconded by Director George, the Board entered executive session by a vote of four (4) in favor and zero (0) opposed at 6:37 p.m. to discuss personnel matters related to the selection of new District Manager, pursuant to Section 24-6-402(4)(f), C.R.S.

The regular meeting was reconvened at 8:58 p.m.

5. Discussion Items (a) Landscaping Proposal to the Master HOA
Chairman Stone informed the Board that staff had been working diligently to complete a proposal to respond to the Master HOA request for proposals for landscape maintenance work. The deadline for proposals is Monday, May 1, 2007. Because the District already participates in landscape maintenance under its park and recreation authority, Chairman Stone asked for a motion to approve staff submitting a proposal to the Master HOA for their landscape maintenance. A discussion related to how staff costs would be allocated ensued. **After discussion of the proposal, upon motion by Director Perry, seconded by Director George, the Board unanimously approved submitting a proposal from the District to the Master HOA for maintenance, management, and tree care of Master HOA landscaped areas.**

(b) Landscape Maintenance Staffing

Chairman Stone informed the Board that he and Ms. Duffy met again with applicant Benjamin Moore related to the landscape maintenance position. Mr. Moore is available to start work immediately at \$14.00 per hour with benefits. Ms. Duffy agreed that he was the best candidate and extended an offer to Mr. Moore, which was accepted. Mr. Moore will have an evaluation in six months from the date of his hire. He will begin work on Monday, April 30th.

(c) Office Manager Staffing

Chairman Stone informed the Board of his discussions with potential candidates and staff related to the Office Manager position. Ms. Duffy has been in contact with Betsy Taylor about the position, and informed Chairman Stone of Ms. Taylor's refusal to accept the position at \$17.00 per hour and

her request to be paid \$19.00 per hour. A discussion of the District budget ensued, and Chairman Stone confirmed that the District does have budgeted funds for the Office Manager position at the higher salary with benefits. The Board reached consensus that Ms. Duffy should offer the Office Manager position to Betsy Taylor at a salary of \$19.00 per hour plus full District benefits.

6. Other Business Chairman Stone informed the Board that the Master HOA has approved the gvrhoa.com website.
7. Adjournment Upon motion duly made and seconded the meeting was adjourned at 9:35 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 16th day of May, 2007.

Respectfully submitted,

/s/

Marlene A. Martin, Secretary