

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 21, 2010 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 and in accordance with the applicable statutes of the State of Colorado. Except where indicated, the following Directors, having confirmed their continued qualification to serve on the Board by affidavit filed with the District, were in attendance:

Earleen Brown, President
Michael George, Vice President
Anthony Noble, Treasurer
Mary Schumer, Secretary
Joanne True, Director
Charles Britton*, Director (affidavit not on file)
Michael Haskins, Director

Absent: None.

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Walt Cross, Eric Gravenson, Jim and Fenna Tanner, Bert Bourgeois, District residents; and Charlie Foster, Town Center Metro District.

[*Arrived when indicated.]

Call to Order / Quorum

Chairwoman Earleen Brown noted that a quorum of the Board existed with six directors present. Thereafter, Director Brown called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

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in the late summer, 2010.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report which identifies outstanding items for the Board member update. She provided additional information concerning the May directors' election, and discussed legal issues related to the delegation of authority to District committees. She noted that she will follow up with a memorandum with detail of the legal issues, so that the Board can proceed with an appropriate policy related to District committees.

Director Items

There were no items brought up by the Directors.

Board Reports: - March Financials

Director Anthony Noble presented to the Board the financial report for the District for the period ending March 31, 2010. He noted that the District's tax revenue collections are at 43% through March, which is consistent with the prior year's rate of collections. Following a motion by Director Schumer, seconded by Director George, and a vote of six in favor, one opposed (Director Britton); the Board accepted the March financial reports as presented.

Director Noble then apprised the Board that the meeting materials include a copy of the District's draft audit report for 2009, submitted for Board member review, questions and comments. The District's auditor, Haynie & Co., will be performing the audit on April 29. There was discussion concerning the valuation of the 4000 Argonne property. Mr. Noble indicated that he has some questions that he will be following up on, including the valuation issue.

- District Manager Report

Mr. Pimental directed the Board members to the Manager's Report provided in the Board packets and additional materials distributed for Board review.

Mr. Pimental described the District's recent participation with the Citizens Advisory Board in an Earth Day celebration; the event was better attended than in prior years. Sprinkler adjustment recommendations, the District's community garden and summer camp were promoted at the event. It was noted that the District already has approximately 40 kids signed up for summer camp.

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Mr. Pimental reported on his participation in the GOCO peer review process and the grant results, which was very informative. Strongly funded applications, and strong partnerships were given higher scores. He believes the District will be in a good position to apply for a grant during GOCO's fall cycle.

A follow up letter to the Carl's Jr. property owners was sent, as a reminder of the tree replacement obligations required by June 1st.

Mr. Pimental announced that the District will be instituting a "hot line" phone number to solicit feedback from District customers, on issues such as vandalism, backflow preventer theft, general community concerns and other comments. The phone line is currently available on the District's phone system so there will not be additional installation or hardware costs. Director Britton suggested the District create a log of the calls received for tracking.

The community garden has only three remaining plots available for rent for the upcoming season. Mr. Britton inquired as to the District's costs related to the program, including the man hours required by the District to run the community garden program.

- Planning Committee Report

Director Noble reported that the Planning Committee is continuing its work on two areas: (1) review of potential acquisition of vacant property for future development based on District needs; and (2) consideration of outsourcing management services. The Planning Committee meets the second Thursday of the month, at 6 p.m. There was nothing further to report.

Discussion Items / Unfinished Business:

- HOA/District Services Agreement Committee Update

The Board reviewed and upon motion, second and a vote of six in favor, one against (Director Britton), the meeting minutes of March 8, 2010 for the HOA / District services agreement committee were approved as presented.

- Tree Lawn Installation Contract with Oakwood Homes, dba Green Valley Ranch Landscape (4000 Argonne Street)

Mr. Pimental presented a proposed contract between the District and Oakwood Homes, LLC dba Green Valley Ranch Landscape. The Board reviewed the contract included in the meeting materials with the contractor's written bid and noted two discrepancies: (1) the caliber of tree was identified as 2.5"

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in the contract, and 2.0” in the bid; (2) the contract price is for \$13,500 and the bid price shows \$13,600. Director True also asked that the specifications for the scope of work be enhanced to reflect the required detail for amending the soil for the turf in the tree lawn. Upon further discussion, and upon motion, second and a vote of six in favor, one against (Director Britton), the contract was approved with the modifications made to the scope described in the bid to match the contract, and to include the additional detail regarding soil amendment. Director Britton explained that he was voting against the contract proposal due to the extravagant costs to the homeowners for tree maintenance.

Discussion Items / New Business:

- Newsletter Committee

Following the last meeting of the Newsletter Committee held April 8, 2010, Mr. Pimental reported on the Committee’s recommendation to distribute more “hard copy” newsletters in 2011, by increasing the distribution from one District-wide mailing per year to three mailings per year. The costs for the additional mailings will then be included in the budget for the upcoming year. Currently, the District distributes hard copies on an every-other-month basis, only to those residents who have signed up to receive such hard copies. Electronic copies are e-mailed to those who have requested the newsletter by e-mail; and the newsletter is also available to anyone at any time via the District’s website. It was noted that the additional mailings could be done in tandem with the mailing of the District’s budget hearing notice in the fall, in order to save on costs. After much discussion about the costs and benefits of the increased services, the Board agreed to receive a more formal proposal by the newsletter committee.

- Request for Conveyance of Filing 17 Common Areas

Mr. Pimental distributed maps of an area within Filing 17, showing various common areas along Himalaya, currently owned by the HOA, known as the “Mitchell Place SubAssociation.” Following a change in the board makeup and management, the Mitchell Place HOA has renewed its request to have the District take over the ownership and maintenance responsibilities for the common areas shown on the map, consisting of approximately 50,000 square feet of turf, and an estimated 30 trees. Mr. Pimental estimated that the maintenance of this area would be about \$3,500 per year. He indicated that

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the conveyance to the District would require obtaining two-thirds approval of the Mitchell Place HOA residents before it could be accomplished. After further discussion by the Board, Mr. Pimental agreed to research additional information for the Board, including details regarding the fence, the irrigation system, and the current health status of the landscaping.

- District Sign Replacement

Mr. Pimental reported on the details of a proposal to replace the District's sign in front of the Administrative Building, and the sign at 48th and Himalaya. Mr. Pimental indicated that it would cost approximately \$1,400 to refurbish one of the signs. He suggested that the District ask the HOA to take on the costs of the 48th and Himalaya sign. The Board members discussed ownership of the signs and of the land on which the signs are located, before discussing the District's next steps. It was also recommended that the District approach the HOA to find out what the HOA's desires are for the sign at 48th and Himalaya, for the District's information and consideration. Mr. Tanner agreed that he would ask the HOA board about the sign.

- Flower Bed Landscaping Contract with Oakwood Homes LLC dba Green Valley Ranch Landscape

Mr. Pimental presented a proposed contract between the District and Oakwood Homes, LLC dba Green Valley Ranch Landscape, for the procurement and installation of flower beds and related landscaping materials at the District's monumentation located at 45th Avenue and Tower Road. Attached to the contract document was a photographic depiction of the proposed flower beds and monumentation. The Board discussed various details regarding the flower beds, and directed that Mr. Pimental obtain a revised proposal for the flower bed contract for additional beds to include all District monumentation, revising to achieve a reduction in the front plants, adding more plants to be placed within the monumentation planter itself and showing a blend of annuals and perennial flowers.

Other Matters:

Director Britton inquired as to the meeting schedule for the Employee Compensation Committee; this committee meets in the odd-numbered months.

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 9:30 p.m.

Secretary for the Meeting

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