

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 21, 2015, 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:

Roger Rohrer, President
Anthony Noble, Treasurer
Michael George, Secretary
Fenna Tanner, Vice President
Matt Stallman, Director
Tim Camarillo, Director
Michael Haskins, Director

Absent: None.

Also present were Micaela Duffy, District Manager, Ken Albert, Facilities Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Hillary Locke* and Mark Monroe*, Sparksourc; Eric Gravenson, Maryann Toomey and Jim Tanner, community members; Rose Thomas, GVR Master HOA; Charlie Foster, Town Center Metropolitan District; Councilwoman Stacie Gilmore; Community Resource Officer Sherikera Heflin Herrera*, Denver Police Department.

[*Departed where indicated.]

Call to Order

Director Rohrer noted that a quorum of the Board was present with seven directors present. Thereafter, Director Rohrer called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

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Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials.

Board Reports:

- September 30, 2015 Financial Report

Director Noble presented the financial report and claims payable for the period ending September 30, 2015. He noted that property tax collections continue at 99% for the period. Following discussion, and upon motion, second and unanimous vote, the Board accepted the September financial statement as presented.

- District Manager's Report

Ms. Duffy referred the Board members to her written monthly report and reported on the highlights. She noted that the Trunk or Treat event will take place on October 24, 2015 at the Oakwood Homes parking lot. The committee reports and her goal updates are included in the meeting materials.

Discussion Items / Unfinished Business:

[*Officer Sherikera Heflin Herrera departed at this time.]

- RFP for Maintenance Building

Ms. Duffy and Ms. Vander Wall reported on the RFP documents, which have been distributed for publication. There is a mandatory pre-proposal meeting scheduled for October 30, 2015.

New Business: - Sparksourc / Presentation for Website Update

Ms. Hillary Locke and Mr. Matt Munroe introduced themselves to the Board as representatives of Sparksourc, a website design company. Ms. Locke and Mr. Monroe provided a Power Point presentation to the Board regarding website design and service options, and answered questions from the Board members.

Upon conclusion of the presentation, Ms. Lock and Mr. Monroe departed the meeting. Ms. Duffy agreed to prepare a survey to help identify desires for the District's website.

Presentation of Draft 2016 Budget

Ms. Duffy presented the District's 2016 draft budget to the Board. She noted that the District's assessed valuation has increased from \$61,464,879 to \$87,671,660; however, it is likely to be adjusted following conclusion of tax protests. The draft budget reflects no change to the District's operating mill levy, keeping it at 20.094 for the District's general fund.

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Ms. Duffy reviewed specific line items of the budget, including budgeted election costs, potential new furniture, website costs, a new T1 line for the internet. The HOA operations expenses are budgeted in the amount of \$212,763. The budget incorporates expenses for new vehicles, including a new 15-passenger bus, new tractor to replace the existing 2004 tractor, and updated irrigation controllers.

The Board discussed budget options involving keeping the District's mowing operations in-house, and the advantages and disadvantages with outsourcing the mowing operations. Mr. Ken Albert described the costs associated with the operations, and anticipated savings involved in personnel costs, equipment and fuel, and insurance. The District has obtained three bids to date for performing the outsourced operations.

The Board discussed the budgeted changes in employment positions, which would provide cost savings to the District.

The public hearing on the District's proposed budget is scheduled to take place at the Board meeting in November.

Director Items

Director Camarillo reported on the various community activities he is involved in, including attendance at the SDA conference in Keystone, working on the Colorado Housing Now conference, and working with the Town of Hudson "Best and Brightest" program.

There were no other director updates at this time.

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 8:10 p.m.

Secretary for the Meeting