

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, June 24, 2026, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado, and remotely via Zoom.

As quorum was not present at 6:30 pm, DHM presented information regarding the proposed landscape redesign they are working on. (*Director West arrived during this time at 7:22 pm). The Board asked questions and no Board action was taken. The Board thanked DHM for their work. *Mark Wilcox and Josh Spinner departed at this time.

Call to Order

Director Gravenson, as Acting President, called the special meeting of the Board of Directors of the GVR Metropolitan District to order.

Attendance

The special 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:

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

Absent: Anthony Noble, Charles Britton

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law; and Mark Weimer and Shawn Duffy, homeowners; Mark Wilcox and Josh Spinner, DHM Design.

*arrivals and/or departures where noted

RECORD OF PROCEEDINGS

Approval of Agenda	The Board reviewed the agenda. A motion was made by Director Stallman, seconded by Director Bennett, to approve the agenda. Upon a vote of three in favor and one opposed (Director West), the motion passed.
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 prior to taking official action at the meeting. There were no conflicts of interest presented.
Public Comment Period:	Mark Weimer noted that he attended the open house for the Green Valley Racquet Association and feels better about supporting their efforts.
Director Items	Director West shared concerns regarding the April meeting and stated that the attorney made a motion and not a Board member.
Approval of Minutes	The minutes of the regular meeting of the Board of Directors held May 20, 2026, were reviewed. A motion was made by Director Stallman, seconded by Director Bennett, to approve the minutes. Upon a vote of three in favor, one opposed (Director West), the motion passed.
Board Reports:	
- Financial Reports	The financial reports for the period ending May 31, 2026, were reviewed. A motion was made by Director Stallman and seconded by Director Bennett to approve the financials. Upon a vote of three in favor and one opposed (Director West), the motion passed.
- District Manager's Report	Ms. Duffy shared the information in her report. She noted that at the July meeting we will have potential candidates for the open Board position and the auditor will be here to present the preliminary audit for 2025.
Unfinished Business:	
- DHM Design Presentation	As the Board did not have quorum to begin the meeting at 6:30 pm, DHM presented the areas of the community the District is responsible for and provided various options for changes based on what the Board would like to accomplish. Then they stated they would like feedback from the Board for clarification to move forward with potential cost estimates and possible cost savings.
	Mark Weimer noted he felt it was a mistake for the Board not to respond to the anonymous letter sent to the community.

RECORD OF PROCEEDINGS

New Business:	There were no new items on the agenda for discussion. Director West stated that the District has fencing that is not being taken care of that are District responsibility.
Executive Session	There was no executive session.
Adjournment	Upon a motion made by Director Stallman, seconded by Director Bennett, and all in favor, the meeting was adjourned at approximately 8:08 p.m.

Secretary to the Board