

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 16, 2022, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado. Also available to the public via Go-To-Meeting.

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:

Tim Camarillo, President
Matt Stallman**, Vice President
William Thomas*, Director
Eric Gravenson, Director
Lyman West, Director

Absent: Anthony Noble (absence excused).

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall*, P.C., legal counsel; and Greg*, a homeowner in the community (participating via Go-To-Meeting telephone link).

[*Participating virtually via Go-To-Meeting.]

**Arrived where indicated.]

Call to Order

Director Camarillo noted that there is a quorum of the Board with four directors in attendance. Director Stallman arrived later during the meeting. Director Anthony Noble's absence was excused. Thereafter, Director Camarillo called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

Approval of Agenda

The Board reviewed the agenda. Upon motion, second and unanimous vote, the Board approved the agenda as presented.

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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. Legal counsel advised that written disclosures of the conflicts of interest previously submitted by the applicable Directors had been filed with the Secretary of State prior to the meeting.

No additional conflict disclosures were announced.

Public Comment Period:

- Denver Police Dept. There were no representatives present from the Denver Police Department at this time.
- Master HOA There were no comments presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman
Gilmore's Office There were no representatives from Councilwoman Gilmore's office present for comment.
- Public Comment There was no public comment at this time.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held January 19, 2022, were read. Director West raised a question regarding the Board approval of the pay scale presentation. Ms. Duffy stated her impression that the pay scale presentation that was made by Director Noble was approved by the Board, however the notes do not reflect this. After further discussion, the Board agreed to revisit the approval of the pay scale at the next meeting. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She highlighted proposed bills currently in consideration by the 2022 legislature which may impact the District.

Board Reports:

- January 2022
Financials Ms. Duffy reported that the City of Denver has not yet updated the property taxes; she will defer the January financial report to the next meeting.
- District Manager's
Report Ms. Duffy reported that the fence project (phase 4) is completed through week 11 and is going smoothly. She noted that Ms.

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Sabrina Foss-Stockwell, Assistant Manager, has been accepted into the SDA leadership academy for training. Updates to the District's personnel manual are in process, and will be shared with the Board for review and approval when prepared. She reviewed her performance measure updates with the Board. Director West inquired about parking lot bids and including names of contractors; Director Thomas suggested keeping the details at a high level, for purposes of the performance measures.

[*Director Stallman arrived at this time.]

Resolution re
Administrative Items for
2022

Ms. Vander Wall presented the District's 2022 annual administrative resolution, which calls out a number of items to be addressed annually by the Board, including the District's 2022 meeting schedule, the designation of newspaper for publication of legal notices, posting locations, and compensation to the Directors subject to statutory limits. Following further discussion, and upon motion by Director Gravenson, second by Director West, and a unanimous vote, the Board approved the resolution as presented.

Discussion Items /
Unfinished Business:

- Discussion re continuation of COVID restriction on building for meetings

The Board revisited the issue of opening the building up to the public for Board meetings relative to the current state of the COVID-19 pandemic. Ms. Vander Wall reviewed the current restrictions and guidelines in place, based on City of Denver, State of Colorado, and the Centers for Disease Control provisions. The Board acknowledged a willingness to open the building for public participation but was hesitant to decrease the 6' distancing guidelines based on Colorado's current executive order and the CDC guidelines. Ms. Duffy agreed to research other facilities for a meeting such as the Rec Center and nearby schools. The Board agreed to revisit the issue at the next meeting.

Discussion Items / New
Business:

- Parking Lot Resurfacing

Ms. Duffy reported on two bids received for the parking lot resurfacing project, from ABC and Denver Commercial Property Services. The Board discussed discrepancies between the bids, such as the replacement of the railroad ties with concrete wheel stops, and suggested Ms. Duffy obtain additional information before acceptance of a bid. Ms. Duffy agreed to

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bring the updated information back to the Board at the next meeting.

Director Items

Director West expressed appreciation for the recent Board workshop provided by Ann Terry, noting that he learned a lot.

Director Gravenson expressed appreciation for the gift basket he received from the District in connection with his recent illness.

Director Stallman suggested the District consider bringing a food truck on-site to create an opportunity for members of the public to interact with the Board.

Director Thomas asked about HB22-1151 which discusses xeriscaping incentives. Ms. Vander Wall agreed to include this bill among those which are tracked.

There were no other director items brought forth at this time.

Other Business

There was no other business for discussion 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 7:55 p.m.

Secretary for the Meeting