

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, December 10, 2025, 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:

Anthony Noble, President  
Eric Gravenson, Vice President  
Matt Stallman, Treasurer  
Joyce Bennett, Director  
Charles Britton, Director  
Lyman West, Director

Absent: None

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

### Call to Order

Director Noble noted that there is a quorum of the Board in attendance and called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.

### Approval of Agenda

The Board reviewed the revised agenda. A motion was made by Director Stallman, seconded by Director Gravenson, to approve the revised agenda. Upon a vote of four in favor, and two opposed (Director Britton and Director West), the agenda was approved.

### 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

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prior to taking official action at the meeting. There were no conflicts of interest presented.

Public Comment Period: There were no members of the public present for general comment.

Director Items Director Britton shared comments regarding the previous meeting and thanked those that sent get-well cards and gifts.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held November 19, 2025, were reviewed. A motion was made by Director Gravenson, seconded by Director Stallman, to approve the minutes as presented. After a vote of four in favor and two opposed (Director Britton and Director West), the minutes were approved.

## Board Reports:

- Financial Reports The financial reports for the period ending November 30, 2025, were reviewed. A motion was made by Director Gravenson and seconded by Director Bennett to approve the financials. With a vote of four in favor and two opposed (Director Britton and Director West), the financials were approved.

- District Manager's Report Ms. Duffy shared the information contained in her Report and responded to questions from the Board. Director Britton shared his applause for the work that Sabrina is doing with the senior lunch group as the numbers have increased.

Ms. Duffy explained that the new law regarding limitations with increases in tax revenue may require the mill levy to be certified at a lower level than that Board approved last month. After discussion, a motion was made by Director Gravenson and seconded by Director Stallman to certify the mill levy at 17.500 if within the limits, or at the amount allowed (approximately 16.601) if required to be at the lower level and ratified the budget. Upon a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.

## Unfinished Business:

- DHM kick-off discussion

Mark Wilcox and Josh Spinner from DHM Design shared with the Board some background information and the project goals and scope. They discussed District maintained properties and received clarification on responsibility. The District Manager will send them an updated map and will work with the staff for the next steps and bring back updated information to the Board at a later meeting.

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- Virtual/Hybrid meetings      The Board previously stated this would be a discussion item for this meeting. Additional information is being prepared to determine what can be done virtually and if this would apply only to the District Board meetings.

New Business:

- Filing 35 Amendment to Agreement      Ms. Duffy shared the Amendment received from Ebert Metropolitan District for the Boards consideration. Additional information has been requested from Ebert regarding the breakdown of the amount they are requesting for an increase. The Board agreed that information needs to be received prior to voting on the Amendment.

Executive Session      There was no executive session.

Adjournment      Upon a motion made by Director Stallman, seconded by Director Bennett, the meeting was adjourned at approximately 7:40 p.m.

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Secretary to the Board