MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 15, 2026, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado, and remotely via Zoom.

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; Mark Weimer and William Hollenbach, homeowners; and Ty Holman, Haynie & Company, Auditor.

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 agenda. A motion was made by Director Stallman, seconded by Director Gravenson, to approve the agenda. Upon a vote of four in favor and two opposed (Director West and Director Britton), 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:	Mr. Weimer shared comments and questions regarding the landscaping presentation at the prior months meeting. Mr. Britton shared his reasons for missing the prior months meeting.
2025 Audit Presentation	Ty Holman from Haynie & Company presented the preliminary 2025 audit report prepared by their office. Mr. Holman reviewed highlights of the report and answered questions from the Board and the public. A motion was made by Director Gravenson and seconded by Director Bennett to accept the audit. Upon a vote of four in favor and two opposed (Director West and Director Britton), the motion passed.
Board Candidate Interviews	The Board interviewed William Hollenbach and Mark Weimer for the vacant Director position. Mr. Hollenbach discussed his long-term residency in Green Valley Ranch, community involvement and service on the HOA Board. The Board discussed potential conflicts of interest and abstention requirements that could arise from serving on both boards. Mr. Weimer discussed his interest in taxpayer stewardship, financial oversight, transparency and the upcoming budget process. Board members questioned both candidates regarding their experience, priorities and ability to serve the District.
Director Items	Director West shared concerns regarding comments made at the prior meeting about responding to the anonymous letter. Director Gravenson shared his thoughts regarding the anonymous letter. Director Britton shared concerns regarding past communications. Director Noble shared the setup of director items. There has been education provided to the Board previously and items continue to be brought up without additional information. Director Noble would like to continue to have additional training to improve the Board members knowledge of the requirements.
Approval of Minutes	The minutes of the special meeting of the Board of Directors held June 24, 2026, were reviewed. A motion was made by Director

	Gravenson, seconded by Director Stallman, to approve the minutes. Upon a vote of four in favor, two opposed (Director Britton and Director West), the motion passed.
Board Reports:	
- Financial Reports	The financial reports for the period ending June 30, 2026, were reviewed. A motion was made by Director Gravenson and seconded by Director Bennett to approve the financials. Upon a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.
- District Manager's Report	Ms. Duffy shared the information in her report. She reminded the Board of the upcoming SDA conference and to let her know if Board members were planning to attend so she can get then registered.
Unfinished Business	
- Next steps for landscape design	The Board discussed the presentation by DHM at the previous meeting. After discussion the Board directed Ms. Duffy to reach out to DHM and have them focus on the District's administration property and the common area along 38th from Himalaya west for design, cost savings, and installment costs for Board consideration.
- Excuse absences of June 24, 2026, meeting	Director Gravenson made a motion to excuse Director Noble and seconded by Director Stallman. Upon a vote of four in favor, one opposed (Director Britton), and one abstention (Director Noble), the motion passed. Director Noble made a motion to excuse Director Britton and seconded by Director Stallman. The motion did not pass.
New Business:	There was no new business on the agenda.
Fill Board Vacancy	The Board discussed the two candidates and their interest in the Board position. Three members were in favor of Mr. Weimer, two in favor for Mr. Hollenbach, and one neutral, Mr. Weimer was appointed to the open Board position.
Executive Session	There was no executive session.
Adjournment	Upon a motion made by Director Gravenson, seconded by Director Bennett, with all in favor the meeting was adjourned at approximately 9:46 p.m.

Micaela Duffy

Secretary to the Board