

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, July 20, 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:

Anthony Noble, President
Tim Camarillo, Secretary/Treasurer
Lyman West, Director
Eric Gravenson, Director
Matt Stallman, Director

Absent: William Thomas.

Also in attendance were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Joyce Bennett, resident; and Deborah Cline*, resident.

[*Attending virtually.]

Call to Order

Chairman Director Noble noted that there is a quorum of the Board with five directors 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. Upon motion, second and unanimous vote, the Board approved the agenda as presented.

Conflict of Interest / Disclosure Matters

The Board had been previously advised that pursuant to Colorado law, certain disclosures by the Board members might

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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 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 June 15, 2022, were read. There were questions regarding items presented in the minutes; no changes were proposed. Upon motion, second, and unanimous vote, the Board approved the minutes of the meeting as presented.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She highlighted the updated COVID-19 community levels as reported by the CDC based on statistics on a state and county basis. In Denver, the community level has been reduced from a "high" to a "medium" level, since the prior month.

Ms. Vander Wall reported on a recent request from the City of Aurora for a memorandum of understanding and a temporary construction easement crossing property owned by the District for the installation of a gravel path. The path will provide connectivity to adjacent Denver-owned open space near the highline canal. The path will be installed in tandem with a separate sewer interceptor construction project being performed by Aurora. The Board asked various questions regarding the Aurora sewer interceptor project, including smell, noise, seepage, and depth. Ms. Vander Wall noted that there are still

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questions to be addressed regarding the gravel path, including responsibility for operations and maintenance and relative cost, which is expected to be discussed with Denver, as the owner of the adjacent property. More information on the project, including responses to the Board's questions, will be presented at the next meeting.

Ms. Vander Wall also reported on the contract closeout activities for the parking lot project. The Board discussed the project scope, and the 2-inch overlay with the intent of providing a seal versus filling in cracks. Ms. Vander Wall discussed the upcoming Phase 5 of the District's fence project, and the proposed invitation to bid. It was noted that the invitation to bid will be published in the Daily Journal, and may also be posted on the District's website.

Board Reports:

- June 30, 2022
Financials
Director Camarillo presented the financial report and claims payable for the period ending June 30, 2022, including the financial overview, and the District's property tax collections. Upon motion, second and unanimous vote, the Board accepted the June financial report as presented.

- District Manager's
Report
Ms. Duffy updated the Board with highlights from her manager's report, in addition to the parking lot and fence projects, previously discussed. She noted that the SDA conference is scheduled for September 13 through September 15, 2022 in Keystone, Colorado. Board members are invited to attend, and should let her know if they are interested in registering for the conference.

Ms. Duffy revisited the pay plan approved by the Board earlier in 2022, and asked whether the pay scale should be adjusted to allow for the 3.4% cost of living index, noting that the current range would not allow for the full pay increase to certain positions when applying the applicable annual evaluation performance pay formulas. The Board entered into a lengthy discussion regarding employee salaries, performance pay, bonus pay and cost of living adjustments. After further discussion, and upon motion, second and a vote of four in favor and one abstention, the Board agreed to hold the range at the current levels, and apply bonus compensation to cover any amounts which would otherwise exceed the caps.

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Discussion Items /

Unfinished Business:

- Review Training /
Action Board List

The Board reviewed the list of priority items to be addressed by the Board brought forward by individual Directors at the last meeting. Ms. Duffy compiled the items into categories of “training opportunities” and “action items.” Chairman Noble requested that the Board review the list to confirm the correct designation of categories, and to prioritize the items to be addressed.

- Review Invitation to
Bid

The Board reviewed the form of “Invitation to Bid” prepared in connection with the next phase of the fence project. There were no additional comments to the form.

Discussion Items / New

Business:

- Review Bids for
Furnace /AC
Replacement

Ms. Duffy presented two estimates received for the project of replacement of the District’s aging furnace and air conditioning units, from Aurora Plumbing Co. and from Wide Open Heating & Air. The Board members expressed interest in level of efficiency for the equipment, and companies with experience in providing the equipment and service. The Board discussed differences between a bid with a fixed amount that will not be exceeded, and an estimate which may be modified based on circumstances. After further discussion of the estimates and the scope, the Board requested Ms. Duffy to solicit at least two additional estimates for consideration.

Director Items

Director West expressed appreciation for the Board dialogue. Director Gravenon reported that the “Next Door” news contained concern for a slow-moving unmarked Jeep Cherokee vehicle driving down the street, which is the District’s covenant enforcement inspection vehicle. The Board noted the safety rationale for maintaining an un-marked presence.

The Board discussed, and the Board President directed legal counsel to revise the signature page to the District’s Personnel Manual, to include the president and secretary signatures.

Other Business

There was no other business for discussion at this time.

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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 9:02 p.m.

Secretary for the Meeting