

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 29, 2026, at 6:30 P.M. at the GVR Metropolitan District Office, 18650 East 45th Avenue, Denver, Colorado, and remotely via Zoom.

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:

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

Absent: None

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law; and Steve Slavinski, homeowner.

*arrivals and/or departures where noted

Call to Order

Director Noble noted that there is a quorum of the Board in attendance and called the special meeting of the Board of Directors of the GVR Metropolitan District to order. (*Director West arrived at this time)

Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Gravenson, seconded by Director Bennett, to approve the agenda. Upon a unanimous vote, 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

RECORD OF PROCEEDINGS

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

Public Comment Period: Steve Slyvinski, homeowner, shared concerns with the Board regarding maintenance of the Highline Canal. It was explained that this area is owned and maintained by City and County of Denver and the concerns will need to be reported to them.

New Business:

- **Anonymous Letter** The Board discussed the anonymous letter that was mailed to property owners within the District. The Board asked if the staff was able to determine where the letter was sent from. Staff is still attempting to obtain this information.

The Board was reminded that actions are taken by the Board as a whole and individual Directors do not have authority to speak or act for the Board or District. Any communication or action needs to be done by the Board or as Board directed and not as an individual member.

The Board discussed the direction to be taken. One option discussed was whether the Board should respond, and if so, what should the response include. (*Director Britton arrived at this time) At the April 15th Board meeting members of the public asked for a response and Directors stated it would be good to clarify what information was misrepresented and to provide more clarity as to the differences between the HOA and Metropolitan District.

Another option would be to direct a response to the anonymous letter, but to prepare a positive message and find a way to encourage more community participation and involvement, especially with the District.

An additional option was for each Director to submit information about themselves and what they stand for so the public knows who the Board members are. Each member would also submit what he/she wants the community to know about the District.

Director Britton made a motion to adjourn the meeting. As there was not a second, the motion failed.

*Director Britton exited at approximately 7:22 pm. It was then recommended to find a professional company that could assist the Board in preparing public relations communications that would

RECORD OF PROCEEDINGS

encourage the community to review the District's correspondence and take an interest in the District.

There was discussion about what to put on the envelope to get residents' attention, how to encourage owners to interact and to get residents to open the envelope and read the letter.

The Board then discussed sending a postcard to the community. *Director West left the meeting at approximately 7:46 pm.

Director Noble made a motion to move forward with creating a postcard to reintroduce the District to the community that would include an incentive for providing their information. The motion was seconded by Director Stallman. Upon a unanimous vote, the motion passed.

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 7:57 p.m.

Secretary to the Board