

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 20, 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; and Joan Fritsche, Fritsche Law.

*joined where noted

Call to Order

Chairman 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 Gravenson, seconded by Director Bennett, to approve the 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.

Director Items Director Britton stated he was resigning from the landscape committee.

Director Noble shared he spoke with some residents when walking to and from the community garden and many people do not understand the difference in the District and the HOA.

Approval of Minutes The minutes of the regular meeting of the Board of Directors held July 16, 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 July 31, 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. She responded to questions regarding the SDA Conference. After discussion it was determined what changes in registration and lodging needed to be made based on those attending the conference. She also shared regarding the resignation of the irrigation technician and responded to questions.

Unfinished Business:

- Homeowner Letter Director Noble stated he planned to present a letter to the Board for consideration to be included with the annual mailing that was being sent from the HOA but did not get a chance to complete the letter. He recommended the Board consider a separate mailing and that each Board member present to Ms. Duffy what they would like to have included in that letter prior to the meeting next month.

New Business:

- Legislative Update Ms. Fritsche reviewed the legislative updates with the Board. She answered questions regarding the items presented.

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- Budget Timeline Ms. Fritsche shared the timeline and process of the upcoming budget preparation with the Board.

- Snow Removal Program Director Noble shared with the Board the number of participants from the 2024/2025 winter season. Ms. Duffy shared some of the challenges. A motion was made by Director Stallman and seconded by Director Gravenson to continue the program for the 2025/2026 season. Upon a vote of five in favor and one opposed (Director Britton) the motion passed.

- Executive Session There was no executive session.

- Adjournment Upon a motion made by Director Gravenson, seconded by Director Britton, and a unanimous vote, the meeting was adjourned at approximately 8:12 p.m.

Secretary to the Board