

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, February 19, 2020, 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:

Matt Stallman, President
Anthony Noble, Secretary
Roger Rohrer, Treasurer
Tim Camarillo, Director
William Thomas*, Director
Eric Gravenson, Director

Absent: None

[*Participating by telephone.]

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Melissa Sotelo, Office of Councilwoman Stacie Gilmore, Denver District 11; Skye Barker and Abbi Dixon, members of the public.

Call to Order

Director Stallman noted that a quorum of the Board was present with five directors in physical attendance, and Director Thomas participating by telephone. Thereafter, Director Stallman 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.

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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. Legal counsel advised that written disclosures of the conflicts of interest for each Director 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 presented from the Master HOA at this time.
- CAB There were no comments from the CAB at this time.
- Councilwoman
Gilmore's Office Ms. Melissa Sotelo from Councilwoman Gilmore's office reported on the upcoming community meeting with developers scheduled for February 27, 2020, which will discuss a new retail town center. Director Gravenson inquired regarding the size of the multi-family project, and impact on parking. Director Noble inquired as to the impact on RTD services.
- 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 January 15, 2020, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented, with Director Gravenson abstaining from vote.

Attorney's Report

Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She reviewed proposed legislation being monitored by the SDA legislative committee, including a bill to authorize special districts to perform waste removal services. She also discussed the status of the 2020 May director's election.

Board Reports:

- December 2019
Financials Director Rohrer presented the financial report and claims payable for the period ending December 31, 2019, and pointed out the claims owed to the District's workers' comp insurance provider and fence contractor, FCS. Upon motion, second and

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unanimous vote, the Board approved the December financial report as presented.

- January 2020
Financials

Director Rohrer next presented the financial report and claims payable for the period ending January 31, 2020. He referred the Board to the highlighted claims owed for the District's liability insurance policy, its fence contractor, and credit card expenses. Upon motion, second and unanimous vote, the Board approved the January financial report as presented.

- District Manager's
Report

Ms. Duffy reported on her research into the potential streetscape landscape project, which will involve the submittal of design to Denver's right-of-way department. The truck repairs are now complete. The fence project is approximately 1-2 weeks away from completion, depending upon weather. Ms. Duffy indicated that the District will be looking into obtaining bids for fencing between GVR Boulevard and 40th Avenue. Director Rohrer noted that this section will abut the Bungalows project, who may want to do their own contract with similar fencing.

Ms. Duffy raised the question of protocols regarding meeting attendance in person and by other means, such as telephonically or via computer video screen. She indicated that this has come up in some of the committee and other meetings. Ms. Vander Wall advised that the statutes make some allowances for board meetings and participation by telephone for bond approval matters, but there is no authorization for local government telephonic or video meetings otherwise at this time. The Board agreed it was preferable to have in-person attendance where possible. The Board also discussed potential enhancements to the District's administrative building to accommodate increased technological capabilities in the future.

Ms. Duffy presented information regarding discussion by the planning committee and whether the District desires to have an inspection and analysis performed for the existing administrative building, to determine any problems that should be addressed. The Board discussed issues including structural changes to the building, whether the building meets the District and the community's current and future needs, whether there is a need to replace the facilities, timing and expense for any replacement, on-going and long term maintenance issues, and establishment of a plan for a future replacement facility. The

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Board members agreed to take steps toward current maintenance improvements, including paint, deck repairs, etc.

Discussion Items /

Unfinished Business:

- 2020 Landscape Contracts

Ms. Duffy presented the 2020 landscape contracts for Board consideration, noting that these have been discussed and appropriated as part of the District's budget process: (1) First Class Sprinklers, in the amount of \$144,256, for landscape services; TruGreen, in the amount of \$22,043, for landscape management; and (3) SavATree, in the amount of \$41,173, for tree care services. The contract costs have increased by 3-4% for the 2020 year. She noted that the District solicits proposals on a regular basis to confirm competitive pricing for the community. Following discussion, and upon motion, second and unanimous vote, the Board approved the contracts as discussed.

Discussion Items / New

Business:

- Cameras

Ms. Duffy presented the results of her research into the acquisition of a new camera system for the District administrative building interior and exterior, including the proposals received from three vendors: Security Surveillance System, Verticom Technologies, and HikVision / Integrated Systems. Ms. Duffy suggested that she perform additional exploration with Verticom and Integrated Systems, to obtain additional information related to the equipment and District needs. The Board agreed this was a high priority item for the District.

Director Items

There were no director items brought forth at this time.

Other Business

There was no other business for discussion at this time.

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 8:00 p.m.

Secretary for the Meeting