

# RECORD OF PROCEEDINGS

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## MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, October 15, 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:

Eric Gravenson, Vice President  
Matt Stallman, Treasurer  
Joyce Bennett, Director  
Charles Britton, Director  
Lyman West, Director

Absence Excused: Anthony Noble

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Brandon Cobb, Altitude Xeriscape.

### Call to Order

Director Gravenson 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.

### Excuse Absence

A motion was made by Director Stallman to excuse Director Noble. The motion was seconded by Director Bennett. The motion passed unanimously.

### Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Bennett, seconded by Director Stallman, to approve the agenda. Upon a vote of three 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 commented regarding the oath of office, elections of Board officers, HOA contract and documents, ballot measures that have been passed, phones at meetings and the evaluation of the District Manager. He would also like a ballot to the community regarding the Metropolitan District and the HOA.

Approval of Minutes  
The minutes of the regular meeting of the Board of Directors held September 10, 2025, were reviewed. A motion was made by Director Stallman, seconded by Director Bennett, to approve the minutes with one modification. After a vote of three 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 September 30, 2025, were reviewed. A motion was made by Director Bennett and seconded by Director Stallman to approve the financials. With a vote of three 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 and responded to questions from the Board.

## Unfinished Business:

- Snow Removal Application  
The Board discussed whether a new application should be submitted by qualified residents for the 2025-2026 snow program. It was also discussed and determined to keep the snow level at 3" for the program and that the Manager will use the Precip application and the District address to determine the snow fall total. The Board asked questions of the contractor for additional clarification regarding the program and services. The staff will mail letters with applications to those that participated in the prior year program and the yard signs will be placed in the community. Applications will be due by December 1 to be a part of the program.

## New Business:

- Camping on District Property  
Ms. Duffy shared a concern where recently a person has been camping on District property. She worked with Denver Police to have this person removed but this situation has still presented a

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challenge. Ms. Duffy spoke with the District's attorney, and it was stated that the District has the right to remove unauthorized personal property left on District property. If the situation continues, the staff will address the situation and work with Denver Police as necessary.

- HB25-1219

Director West shared concerns regarding the requirements for following the updates from this bill. Ms. Duffy shared her understanding of the requirements. The attorney was not present to present a legal opinion.

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A motion was made by Director West to provide a \$1,000 gift to Ishmael Myers to recognize his years of service after resigning from his position. A second was made by Director Britton. Upon a vote of four in favor and one opposed (Director Gravenson), the motion passed. Ms. Duffy stated she would check into the regulations and legality of the decision.

Executive Session

There was no executive session.

Adjournment

Upon a motion made by Director Britton, seconded by Director Stallman, and a unanimous vote, the meeting was adjourned at approximately 8:37 p.m.

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Secretary to the Board