

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, April 15, 2026, at 6:30 P.M. at the GVR
Metropolitan District Office, 18650 East 45th Avenue,
Denver, Colorado, and remotely via Zoom.

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
Joyce Bennett, Director
Charles Britton, Director
Lyman West, Director

Absent: Matt Stallman

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law; Mark Weimer, Angela Villatoro, Steve & Echo Sullivan, Derek Savage, Valentina Parks, Lynette Robinson, Omary Zakwani, Elizabeth Watson and Greg Larkin (virtual), homeowners; Sabrina Foss-Stockwell, GVR Metropolitan District staff.

Call to Order

Director 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.

Director Gravenson made a motion to excuse Director Stallman. 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 Gravenson, seconded by Director Bennett, to approve the agenda.

RECORD OF PROCEEDINGS

Upon a vote of four in favor and two opposed (Director West and Director Britton), 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 prior to taking official action at the meeting. There were no conflicts of interest presented.

Public Comment Period:

There were approximately eight owners that spoke and shared concerns with the Board. They spoke about a letter received from an anonymous source and questions regarding this information. Some of the questions were regarding the amounts included in the letter, the operating fund balance the District has and the plan for using or refunding reserve funds, who are the governing authorities in Colorado for the HOA and for the Metropolitan District, and who is the independent auditor for the District. It was shared that some owners have not received letters or information regarding the District from the District. One owner requested that landscape changes the District is considering include keeping turf instead of changing to rock due to the heat it creates.

There were some concerns raised about the HOA and residents feeling harassed. One owner recommended putting together a community group that could help other owners become or stay in compliance with the HOA covenants. Questions were presented about how many people can live in a home, how many vehicles can be owned per household, and the concerns with the police and the activity of neighbors.

Ms. Duffy shared the process of covenant enforcement, that the Board for the HOA sets the policies, rules and processes for enforcement within state law. Ms. Duffy also shared how to access the information for attending HOA Board meetings.

The Directors responded to questions and concerns sharing about the annual budget process, managing revenue and expenses and adjustment of the mill levy by monitoring spending and planning for projects and operations. The District is governed by statutes primarily under titles 32 and 24. The auditors are Haynie & Company.

Director Items

Director Britton shared that he has put in a claim for bias against seniors, he asks for items to be added to the agenda, and they are not, concerns with the attorney and who can speak with her, the employees pay, benefit, and health concerns.

RECORD OF PROCEEDINGS

Director Gravenson provided information regarding the new drought restrictions imposed by Denver Water. It affects not only homeowners, but also the District and its open space areas.

Director Noble requested that the attendees continue to participate and help develop the District. The Board can make changes, but individual members do not have authority to act without Board direction. He also shared the District has a project underway to renovate landscaped areas for water cost savings and aesthetics.

Approval of Minutes

The minutes of the regular meeting of the Board of Directors held March 18, 2026, were reviewed. A motion was made by Director Noble, seconded by Director Gravenson, to approve the minutes as amended. Upon a vote of three in favor and two opposed (Director Britton and Director West), the motion passed.

Board Reports:

- Financial Reports

The financial reports for the period ending March 31, 2026, were reviewed. A motion was made by Director Bennett and seconded by Director Gravenson to approve the financials. Upon a vote of three in favor and two opposed (Director Britton and Director West), the motion passed.

- District Manager's Report

Ms. Duffy shared the information in her report and gave an update regarding a proposal submitted by DHM that will be presented at the next Board meeting for consideration of DHM submitting an application to Denver for a variance or an amendment to the property zoning to allow for an electronic sign in front of the District's office. She is also still working with DHM for landscape update proposals to bring before the Board

Old Business

There was no outstanding old business for discussion at this time.

New Business:

- Anonymous Letter

The Board discussed the anonymous letter that was mailed to property owners in the District. It appears to have been draft by or included a member of the Board as items included were only available to the Board members. By providing this information, in an inaccurate format, the Board member(s) have done so counter to their fiduciary responsibility. The Board responded to questions regarding the financial and other information that was included in the letter, as well as additional communication.

RECORD OF PROCEEDINGS

Executive Session

There was no executive session.

Adjournment

Upon a motion made by Director West, seconded by Director Gravenson, Director Britton abstained, the meeting was adjourned at approximately 8:35 p.m.

Secretary to the Board