

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, August 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:

Tim Camarillo, President
Matt Stallman, Vice President
Anthony Noble, Secretary/Treasurer
William Thomas, Director
Eric Gravenson, Director
Lyman West, Director

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; and Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel.

Call to Order

Director Camarillo noted that a quorum of the Board was present with six directors in attendance. Thereafter, Director Camarillo 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.

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.

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Comment Period	There were no representatives present to report from the Denver Police Department, the Master Homeowners Association, the Community Advisory Board, Councilwoman Gilmore's Office, or other public comment.
Approval of Minutes	The minutes of the regular meeting of the Board of Directors held July 15, 2020, were read. Upon motion, second, and unanimous vote, the Board approved the minutes as presented.
Attorney's Report	Ms. Vander Wall directed the Board members to her written legal report included in the meeting materials. She directed the Board members to the update on the 2020 legislative matters and status of applicable Colorado Executive Orders related to COVID-19. She made note of recommended options related to Board interest in a condolence policy.
Board Reports:	
- July 31, 2020 Financials	Director Noble provided a summary overview of financials dated July 31, 2020, covering the financial highlights for the month of July. Upon motion, second and unanimous vote, the Board approved the June financial reports as presented.
- District Manager's Report	<p>Ms. Duffy provided a summary of the follow up questions regarding the District's security camera project and the proposed installation candidates, including JDR and Integrated Systems. The Board discussed various features available per the proposals, including night vision capabilities, audio, wi-fi and hardwired internet access, and on-site versus cloud-based storage. The Board also discussed warranty coverage and service costs. After further discussion, and upon motion, second and unanimous vote, the Board agreed to proceed with the preparation of a contract for services with Integrated Systems Installers based on their proposal for the installation of outdoor and indoor cameras, and related items, for the amount of \$15,495. The Board directed legal counsel to prepare the form of agreement for consideration at the September meeting, and requested additional information to be incorporated related to warranty and service charges.</p> <p>Ms. Duffy also reported that she is working with the HOA on the VMS enhancements, and that the District is trying out a new machine for HOA mailings, which provides folding, stuffing and sealing of envelopes. The machine is refurbished, and is available for purchase at a discounted rate, if the District is interested.</p>

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Discussion Items /

Unfinished Business:

- Camera Project The Board acknowledged the discussion and agreement to proceed with Integrated Systems Installers, as discussed during the management report.

- 2020 Fence Replacement Project The Board noted that the fence project is in process.

Discussion Items / New

Business:

- Ebert Metro District Cost-Sharing IGA / proposed contract modifications Ms. Duffy reported on a request for funding under the cost-sharing IGA with Ebert Metropolitan District. The Board deferred discussion of this item until after executive discussion.

Director Items

Director Camarillo presented a proposal to the Board regarding the District's Strategic Plan and completion of a final "capstone" project in connection with his Master's program at University of Colorado at Denver. He reported on his research of the District's existing Strategic Plan, noting that it was adopted in 2009 and is timely to have it updated. He would require Board approval for proceeding with the Strategic Plan, and would implement outreach, workshops, surveys, and inquiry into future partnerships with Denver, as part of the research for the updated plan. He expects to have the update completed in November for adoption in December 2020.

The Board discussed the proposal, including potential conflicts of interest, timing, and use of District resources. The Board agreed to discuss the proposal at the next meeting. Ms. Duffy stated that she would circulate the written presentation provided by Director Camarillo for the project, and a copy of the current Strategic Plan. Ms. Vander Wall agreed to review potential conflicts of interest issues for the Board's consideration.

Director West inquired further into the condolence policy discussions. Director Gravenson noted that he had raised the concept with the intent of assuring inclusivity. Ms. Vander Wall noted the recommendation for authorizing management to address expressions of condolence as appropriate. Ms. Duffy recognized a desire to reach out to staff relations within the District and the HOA organization. She noted that the District

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has 12 employees. The Board agreed to proceed with the authorization provided to the District manager as discussed.

Director Noble inquired as to staff morale in light of the COVID-19 environment.

Executive Session

Upon motion, second and unanimous vote, the Board entered into executive session at approximately 7:40 p.m. pursuant to § 24-6-402(4)(b) and (e), C.R.S. to discuss contract negotiations and receive legal advice on specific legal questions regarding negotiations of cost-sharing agreement between the GVR Metropolitan District and Ebert Metropolitan District 2020.

Upon motion, second and unanimous vote, the Board exited executive session at 8:00 p.m.

Upon return to open session, the Board directed Ms. Duffy to respond to the Ebert Metropolitan District request based on the discussions held in executive session.

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 8:05 p.m.

Secretary for the Meeting