

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, May 15, 2019, 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  
Roger Rohrer, Treasurer  
Eric Gravenson, Director  
Tim Camarillo, Director  
William Thomas, Director

Absent: Anthony Noble (absence excused).

Also present were Micaela Duffy, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Rose Thomas, GVR Master HOA; and LaTrisha Guss, Denver Police Department District 5.

### Call to Order

Director Stallman noted that a quorum of the Board was present with five directors in attendance. 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 and determined to add an item for "Director Vacancy" under New Business. Upon motion, second and unanimous vote, the Board approved the agenda as modified.

### 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

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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. Officer LaTrisha Guss introduced herself as the new resource officer for the community. She reported on the recent crime statistics for the area, noting that violent crime and property crime statistics are down. The Board welcomed Officer Guss to the community.
- Master HOA Ms. Rose Thomas reported that the Farmer's Market is starting up for the season. The Master HOA is continuing its focus on communications and the VMS programing. Volunteers are working on putting together newsletter items. Ms. Thomas also reported on mailbox destruction and theft which occurred last year on approximately 12 boxes. The HOA is setting aside monies for a reserve fund for this purpose. The Postal Service Inspector is looking into the theft claims.
- CAB There were no comments from the CAB at this time.
- Councilwoman Gilmore's Office There were no representatives from Councilwoman Gilmore's office in attendance. Director Stallman read aloud items presented from Councilwoman Gilmore's office, including the property tax relief program, the upcoming DPD 5 Commander's meeting on May 16, 2019; a "Montbello Speaks" event on May 22; the Annual Day of Beauty event on June 1; a "Mom's Demand Action" event on June 8; and the performance by the Colorado Symphony on June 8 at the Montbello Rec Center amphitheatre.
- Public Comment There were no comments from the public at this time.

## Approval of Minutes

The minutes of the regular meeting of the Board of Directors held April 17, 2019, 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, including details regarding recent legislative activity, the fence replacement

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project update, and the closeout of the maintenance building contract.

## Board Reports:

- April 2019  
Financials

Director Rohrer presented the financial report and claims payable for the period ending April 30, 2019, including the claims and the District's property tax collections for the period. Upon motion, second and unanimous vote, the Board approved the April financial report as presented.

- District Manager's  
Report

Ms. Duffy presented her manager's report to the Board. She discussed the due diligence research performed regarding the District's newsletter. The District mailed out 5,031 copies of its most recent newsletter. The District received 37 responses to the District's request for opinions on the newsletter; 6 people requested to receive the paper copy and 31 people requested receipt of the electronic copy. Of those that responded, all the information referenced was related to the HOA and not the District. A District employee allocates time to research information to include in the District's newsletter, which employee has since retired. As a result, it is recommended that the District discontinue its participation in the newsletter, and achieve cost savings, and disband the newsletter committee.

Director Rohrer suggested that additional research be performed for discussion at the next meeting, including the consideration of a simplified format. Ms. Duffy indicated that the District budgets approximately \$15,000 - \$16,000 per year to create and distribute the newsletter.

Ms. Duffy noted that the auditors have completed the field work for the 2018 audit. The final audit will be presented at the June meeting.

Director Rohrer asked about why trees were not planted in spring as with years past. Ms. Duffy stated that the District has insufficient staff, and will need to hire outside labor to do a larger number of trees. Staff can only do a few at a time. She will obtain cost estimates for this work. She also noted that Oakwood is planning on planting trees on both sides of GVR Boulevard. Director Rohrer stated concerns with Oakwood doing so as there were many issues in the past with their plantings.

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The Board discussed the issue of maintenance responsibility for a common area tract along Picadilly Road, next to the Bungalows. The property needs attention, and the Bungalows HOA is not performing maintenance. Legal counsel agreed to follow up with research of the ownership records for this area, to address the maintenance responsibility.

## Discussion Items / Unfinished Business:

There were no items of unfinished business presented at this time.

## Discussion Items / New Business:

### - Committee Member Updates

The Board reviewed the list of the District's seven standing committees: Landscape, Community Programs, Community Garden, Planning, Newsletter, HOA and Conservation Committees, including the open seats to be filled by Board members. The Board discussed the various appointments of Directors to serve on these committees. Following discussion, and upon motion, second and unanimous vote, the Board approved the appointment of the directors to the standing committees, as discussed.

There were no other items of new business brought before the Board at this time.

### - Director Vacancy

Ms. Duffy presented two letters of interest received from potential director candidates to fill the existing vacancy created by Michael George's recent resignation. The Board requested that Ms. Duffy invite the candidates to attend the next Board meeting for a short interview, after which the Board would consider for selection of a new director to serve for the remaining term.

## Director Items

There were no director items brought forward at this time.

## Other Business

There was no other business for discussion at this time.

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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 7:25 p.m.

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Secretary for the Meeting