

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, November 19, 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:

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

Absent: None

Also in attendance were Micaela Duffy, District Manager and Secretary to the Board, GVR Metropolitan District; Joan Fritsche, Attorney, Fritsche Law. (*indicates departure time)

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.

Approval of Agenda

The Board reviewed the agenda. A motion was made by Director Gravenson, seconded by Director Stallman, to approve the agenda. Upon a vote of four 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 prior to taking official action at the meeting. There were no conflicts of interest presented.

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Public Comment Period: There were no members of the public present.

Director Items
Director Britton commented regarding virtual meetings, the attorney contract, signatures on documents, auditor and forensic audits, planning committee and communication with the District Manager.
Director Gravenson commented regarding virtual meetings.
Director Noble commented regarding virtual meetings and concerns with challenges and attitudes of Board members and struggling to find common ground.
Director West commented on virtual meetings.
As the virtual meeting was brought up by several members, it will be added to the meeting next month for discussion.

Public Hearing for 2026 Budget
The Board opened the public hearing on the 2026 Budget at 7:00 pm. As there were no members of the public present for comment, the hearing was closed at 7:01 pm.
The Board had discussion regarding the proposed 2026 budget and the mill levy.
A motion was made by Director Stallman and seconded by Director Bennett to maintain the mill levy at 15.094. With a vote of three in favor, and three opposed (Director West, Director Britton and Director Gravenson), the motion failed.
A motion was made by Director Gravenson to set the mill levy to 17.500 mills, seconded by Director Stallman. After a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.
A motion was made by Director Gravenson to approve the budget as presented with changes for the approved mill levy and minor adjustments for final assessed valuation, seconded by Director Stallman. With a vote of four in favor and two opposed (Director Britton and Director West), the motion passed.

Approval of Minutes
The minutes of the regular meeting of the Board of Directors held October 15, 2025, were reviewed. A motion was made by Director Gravenson, seconded by Director Bennett, to approve the minutes

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as presented. After a vote of four in favor and two opposed (Director Britton and Director West), the minutes were approved.

The minutes of the special budget meeting held November 12, 2025, were reviewed. A motion was made by Director Gravenson, seconded by Director Stallman, to approve the minutes as submitted. With a vote of four 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 October 31, 2025, were reviewed. A motion was made by Director Gravenson and seconded by Director Stallman to approve the financials. With a vote of four 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. She also shared a memo from the attorney regarding gifts and/or pay to a previous employee.

Unfinished Business:

- District Manager Evaluation Director Noble shared the comments made by the Directors for the District Manager evaluation. The Board had discussion regarding the process and the comments. *
- After discussion regarding pay increase, a motion was made by Director Noble to provide the District Manager with an increase of 7% retroactive to September 1, 2025, seconded by Director Gravenson. Upon a vote of the four members in attendance, the motion passed unanimously.

New Business:

- Updated Fritsche Law engagement letter Ms. Fritsche presented her updated engagement letter and shared the updates with the Board regarding law changes and updated rates. A motion was made by Director Noble and seconded by Director Bennett to approve the engagement letter. The motion passed unanimously.

Executive Session

There was no executive session.

Adjournment

Upon a motion made by Director Bennett, seconded by Director Stallman, and a unanimous vote, the meeting was adjourned at approximately 9:22 p.m.

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Secretary to the Board