

# RECORD OF PROCEEDINGS

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

OF THE

GVR METROPOLITAN DISTRICT

Held: Wednesday, March 16, 2011 at 6:30 P.M. at the  
GVR Metropolitan District Office, 18650 East 45<sup>th</sup>  
Avenue, Denver, Colorado.

### Attendance

The regular meeting of the Board of Directors of the GVR Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. Except where indicated, the following Directors, having confirmed their continued qualification to serve on the Board by affidavit filed with the District, were in attendance:

Michael George, President  
Michael Haskins, Vice President  
Anthony Noble, Treasurer  
Mary Schumer, Secretary  
Fenna Tanner, Director  
Earleen Brown, Director  
Chuck Britton, Director

Absent: None.

Also present were Andrew Pimental, District Manager, GVR Metropolitan District; Barbara T. Vander Wall, Seter & Vander Wall, P.C., legal counsel; Mariann Toomey, Eric Gravenson, Elaine and John Smith, James Tanner, Walt Cross, and Charlie Foster, District residents; and Charlie Foster, Town Center Metro District.

### Call to Order / Quorum

Chairman Michael George noted that a quorum of the Board existed with all director present. Thereafter, Director George called the regular meeting of the Board of Directors of the GVR Metropolitan District to order.





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indicated that invitations to the workshop have been sent to Michael Hancock (City Council Representative), Delores Mereno and Gordon Robertson (Denver Parks and Rec Dept.), Town Center Metro District, Ebert Metro District, Citizens Advisory Board, the Master HOA, and the City of Aurora. The Board also directed Mr. Pimental to invite a representative from DPS.

Director Britton noted that he received a letter regarding the HOA's recent move to the District, and District programming.

Mr. Pimental advised the Board of the update of HOA software, which is in process.

He noted that HOA enforcement this month has been a little lower; staff is noticing improvement which can be attributed to the consistency in enforcement.

Next, Mr. Pimental informed the Board that the District's administration building parking lot is in need of maintenance, which is estimated to cost \$2,800-\$3,200 to perform. With this maintenance, the District can expect to obtain about ten years of additional life for the lot.

Director Schumer stated that the District should set a good example to homeowners regarding care of property. The Board then discussed doing repairs to the front entrance to the administration building, where there are signs of crumbling concrete. Mr. Pimental noted that the front entryway is not scheduled for maintenance repairs until 2012, based on the District's capital improvement program; he agreed to research options and costs to present to the Board at the next meeting. The Board directed Mr. Pimental to proceed with the parking lot project as presented, and to provide research on front entryway repairs for further consideration.

Discussion Items / Unfinished  
Business:

SOPP

Mr. Pimental reported on the progress being made with the SOPP document. He anticipates presenting a revised draft at the April meeting.

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IGA with Ken Caryl Ranch

Mr. Pimental reported that he has met with the Manager of the Ken Caryl Ranch Metropolitan District regarding the terms and provisions of an intergovernmental agreement with GVR Metro District for GIS mapping services. KCRMD is reviewing the District's form of IGA and preparing their scope of services. The IGA should be ready to present to the Board at the next meeting.

Discussion Items / New

Business:

2011 Work Plan

Mr. Pimental presented a proposal for the District's participation in "National Night Out" on August 2, 2011. This is a national event, which is being promoted by Denver Police representative Anita Gomez and the local police department. The intent is to have streets shut down and neighbors out of doors to promote safety in the community. Mr. Pimental suggested the District might do this in the form of a pilot project, which could in future years be taken over by individual neighborhoods for their streets and smaller communities. One idea is to do an ice cream social for the area. Director Haskins agreed with the idea, but suggested that the District do something different than the ice cream social. Another idea was to promote the concept for the HOA "districts" to take on individually in future years. The Board agreed to proceed with the concept for 2011, to be held at a park, with an invitation to the HOA to co-sponsor.

- EFT Proposal

Director Noble presented to the Board a proposal to commence an electronic funds transfer program for payment of certain utility bills. This would allow the District to get such bills paid more efficiently and avoid late charges. The Board approval mechanism would not change. The District will commence with doing the EFT payment with its Xcel bill; if it works successfully, it would process the Denver water bill in the same manner. Upon motion, second and a vote of six in favor, one against (Director Britton), the Board approved the adoption of the EFT payment plan as presented.

Director Britton inquired as to the amount of water charges the District incurs.

Executive Session

Upon approval by a vote of at least two-thirds of a quorum of the Board, the Board determined to go into executive session for the purpose of discussing and developing negotiating positions with respect to the Filing 35 plat discrepancy issues; and consultation with the attorney on specific legal questions related

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thereto, pursuant to § 24-6-402(4)(b) & (e), C.R.S., at approximately 8:00 p.m.

The Board reconvened from Executive Session at approximately 8:25 p.m. and affirmed that no actions had been taken during executive session.

Follow Up re Filing 35 Plat  
Discrepancy Issues

The Board directed Mr. Pimental to proceed with contract preparation and discussions on the sharing of costs with Ebert Metropolitan District to establish an equitable financial arrangement to manage the 62 homes which lie within the GVR Metro District boundary lines, to commence in budget year 2012. The Board further directed the District's Planning Committee to research options for cost sharing and prepare recommendations to the Board.

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 8:30 p.m.

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Secretary for the Meeting

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