

GATEWAY VILLAGE GENERAL IMPROVEMENT DISTRICT

MEETING MINUTES

A special meeting of the Advisory Board of the Gateway Village General Improvement District was held at 2:00 p.m. on Monday September 15, 2025, at the Arie P. Taylor Building, 4685 Peoria Street, Suite 200, Denver, Colorado 80239 and via Zoom link – posted on the District website.

Attendance:

Directors:

Councilmember Stacie Gilmore -excused absence
Lorrie Keller-Garcia
Brenden Kelly
Carol Stockton

Other attendees:

Jeffery E. Erb, Erb Law LLC
Jillian Martin, Erb Law LLC
Matt Corrion, Outdoor Design Group, Inc – via virtual link
Nicole Nichelson, DCPS
Sarah Shepherd, Circuit Rider of Colorado
Peter Kline, Circuit Rider of Colorado

Public attendees:

None present.

Call to order/approve agenda/notice of meeting/declaration of quorum and conflicts of interest

The meeting was called to order at 2:01 pm and declared a quorum. The Agenda was approved by acclamation acknowledging that items may be taken out of order.

Items from citizens regarding items not already on the agenda

No items were presented.

Approval of Meeting Minutes from June 24, 2025

Upon motion by Director Kelly and seconded by Director Keller-Garcia, the Board voted 3-0 to approve the June 24, 2025, meeting minutes, as presented.

District Operations

Landscape Maintenance

a. **Landscape Project – Phase III Updates/ City of Denver Adjacent right-of-way grant project**

Matt Corrion gave the Board an update on District landscaping maintenance. They are working with the City of Denver for the Landscape Architect contract. They are currently working on scheduling this project for 2026.

b. **Landscape Maintenance**

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Nicole Nichelson gave the Board updates on backflows and drainage flow. Dragging the rock out and cleaning has been completed. DCPS is waiting for testing results. The Board reviewed a proposal for Snow Plowing and landscaping timers. Discussion followed. Upon motion by Director Stockton and seconded by Director Kelly, the Board voted 3-0 to approve the landscaping timer proposal as presented.

Financial Matters

a. Budget Hearing for the 2026 Budget

Director Kelly opened the 2026 Budget Hearing at 2:15pm. Peter Kline presented the 2026 Budget. Discussion followed. The Budget was closed at 2:23pm.

Upon motion by Director Kelly and seconded by Director Stockton, the Board voted 3-0 to approve 2026 Budget, as presented.

b. Review District Financials

Financial items will be reviewed at the next meeting.

Attorney Report

a. Contract Renewals

The Board reviewed District contractors and rates, including the Landscape and Snow maintenance 2026 contracts. Discussion followed. Upon motion by Director Kelly and seconded by Director Keller-Garcia, the Board voted 3-0 to approve the 2026 Landscaping and Snow maintenance contracts by DCPS as presented.

Additional Board Member Items

None presented.

Adjournment

There being no further business on the agenda, the Board approved by acclamation to adjourn the meeting at 2:28 pm.

The next Board meeting will be scheduled as needed.

/s/ Sarah Shepherd

Secretary for the meeting