
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District October 23, 2012

The Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District, Town of Granby, Grand County, Colorado, was held at the Grange Hall at Granby Ranch, 998 Village Road, Town of Granby, Grand County, Colorado, in accordance with State law.

Attendance The following Directors were present and acting:

- Kyle Harris
- Lance Badger
- Jay Gleason
- Julie Krueger

Also in attendance were:

- Clint Waldron, White, Bear & Ankele, P.C.
- Eric Weaver, Robertson & Marchetti, P.C.
- Marise Cipriani, Granby Realty Holdings
- Marylane Packer, Granby Realty Holdings
- Barton Phillips, Property Owner
- Rusty Thompson, Granby Realty Holdings
- Natasha O'Flaherty, Property Owner (via phone)
- Neil Herzog, Property Owner (via phone at 11:45 a.m.)

Call to Order The Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District was called to order by Director Harris on October 23, 2012 at 11:30 a.m. noting a quorum was present.

**Disclosure of Potential
Conflicts of
Interest**

The directors reviewed the agenda for the meeting, following which each director confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Each director also confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The Board noted, for the record, that these disclosures are restated at this time with the intent of fully complying with laws pertaining to potential conflicts. Additionally, the Board determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

**Consideration of
Agenda**

Item 6 (c) regarding the state archive records retention schedule was removed from the agenda.

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Minutes The Board reviewed the minutes of the meetings held on July 18, 2012 and July 20, 2012. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the July 18, 2012 Regular Meeting Minutes and the July 20, 2012 Continued Regular Meeting Minutes as presented.

**2013 Annual
Administrative
Resolution**

Director Harris reviewed the annual administrative resolution included in the packet. It notes the 2013 scheduled meeting dates and the current slate of officers. Upon motion duly made and seconded, it was unanimously

RESOLVED to adopt the 2013 Annual Administrative Matters Resolution.

**Public Records
Policy**

Mr. Waldron requested the Board consider adoption of a revised public records policy. The District currently has a policy the new version would update it to current standards. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the Public Records Policy.

Financial

Mr. Weaver reviewed the September 30, 2012 financial statements which included the 2013 budget. He pointed out the 2013 budget reflects an allowance for a potential abatement related to a protest that has just recently been completed. In anticipation of next year's revaluation he provided a hand out which recapped the sales in the District from January 2011 through June 2012. He noted he will be monitoring the forecasts in May 2013 once the preliminary re-valuation assessed values are available. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary September 30, 2012 financial statements.

2013 Budget

Director Harris opened the public hearing for the 2013 budget. The Board took public comment. Ms. O'Flaherty vocally expressed an objection to the 2013 budget however no written objections were filed. The public hearing was closed. By motion duly made and seconded it was unanimously

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RESOLVED to approve the resolution to adopt the 2013 budget, to set the mill levy rates, and to appropriate funds subject to receipt of the final assessed valuation.

2012 Audit Engagement

The Board considered the 2012 Audit Engagement Letter from Hiratsuka & Schmitt, L.L.P. Mr. Weaver stated the fee would remain the same as it was for the 2011 audit. Mr. Waldron noted language related to illegal aliens will need to be added to the letter. Upon motion duly made and seconded, it was unanimously

RESOLVED to engage Hiratsuka & Schmitt, L.L.P. to perform the 2012 Audit.

Accounts Payable

The Board reviewed the accounts payable list in the packet. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve and ratify the accounts payable as presented.

Future Meetings

The next regular meeting is scheduled for Wednesday, July 17, 2013 at the same time and location.

Public Input

Ms. O'Flaherty offered her observations on District matters.

Adjournment

Upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the Special Meeting of the Granby Ranch Metropolitan District this 23rd day of October 2012.

Respectfully submitted,
/s/ Eric Weaver

Eric Weaver
Secretary for the Meeting