
RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District October 31, 2013

The Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District, Town of Granby, Grand County, Colorado, was held at the Ranch 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 (via phone)
- Julie Krueger

Also in attendance were:

- Clint Waldron, White, Bear & Ankele, P.C. (via phone)
- Eric Weaver, Robertson & Marchetti, P.C. (via phone)
- Kathy Lewensten, Robertson & Marchetti, PC (via phone)
- Marise Cipriani, Granby Realty Holdings
- Marylane Packer, Granby Realty Holdings
- Neil Herzog, Property Owner (via phone)
- Rusty Thompson, Granby Realty Holdings

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 31, 2013 at 11:30 a.m. noting a quorum was present. It was pointed out the location of the meeting is now referred to as the “Ranch Hall” so all references to the “Grange” hall shall be amended accordingly.

**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 5 (d) was removed from the agenda.

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Minutes The Board reviewed the minutes of the meeting held on July 17, 2013. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the July 17, 2013 Regular Meeting Minutes as presented.

**2014 Annual
Administrative
Resolution**

Director Harris reviewed the annual administrative resolution included in the packet. The meeting time was revised to 11:00 a.m. and all references to the “Grange” hall shall be changed to “Ranch Hall”. Upon motion duly made and seconded, it was unanimously

RESOLVED to adopt the 2014 Annual Administrative Matters Resolution as amended.

Director Harris asked Director Gleason who was attending by phone for his position on the motion. He responded he was in favor of the motion.

**Public Disclosure
§32-1-104.8,C.R.S.**

Mr. Waldron reported the legislature passed a new requirement related to additional Special District reporting. The District will be required to record basic information with the County so it is readily available during a title search for property. Upon motion duly made and seconded, it was unanimously

RESOLVED to direct staff to comply with §32-1-104.8, C.R.S.

Director Harris asked Director Gleason who was attending by phone for his position on the motion. He responded he was in favor of the motion.

**May 2014
Election**

The Board reviewed the May 2014 Board of Directors election resolution. If there are no more candidates than open seats the election can be cancelled. Upon motion duly made and seconded, it was unanimously,

RESOLVED to approve the May 2014 Election Resolution.

Director Harris asked Director Gleason who was attending by phone for his position on the motion. He responded he was in favor of the motion.

**Executive
Session**

The Board determined that an executive session was not necessary.

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Financial Mr. Weaver reviewed the September 30, 2013 financial statements which included the 2014 budget. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the preliminary September 30, 2013 financial statements.

2014 Budget Director Harris opened the public hearing for the 2014 budget. Mr. Weaver noted the assessed valuation decreased due to re-valuations and related protests. Due to the decrease the gallagherized mill levy will increase from 53.416 mills to 55.128 mills for debt service on the bonds. Ms. Cipriani reminded the Board the developer continues to provide funding to Headwaters Metro District to cover operational expenses. She stated this will continue in 2014 with the understanding that Headwaters Metro District will diligently manage those expenses. She noted without developer contributions Granby Ranch Metro District would need to fund the operations costs by imposing fees or increasing property taxes. The public hearing was closed. By motion duly made and seconded it was unanimously

RESOLVED to approve the resolution to adopt the 2014 budget, to set the mill levy rates, and to appropriate funds subject to receipt of the final assessed valuation.

Director Harris asked Director Gleason who was attending by phone for his position on the motion. He responded he was in favor of the motion.

2013 Audit Mr. Weaver reviewed the 2013 audit proposals received. It was noted Headwaters Metro District chose to stay with Hiratsuka & Schmitt, L.L.P. Upon motion duly made and seconded, it was unanimously

RESOLVED to engage Hiratsuka & Schmitt, L.L.P. to perform the 2013 Audit.

Director Harris asked Director Gleason who was attending by phone for his position on the motion. He responded he was in favor of the motion.

Public Input No public input was offered.

Adjournment Upon motion duly made and seconded it was unanimously

RESOLVED to adjourn the Special Meeting of the Granby Ranch Metropolitan District this 31st day of October 2013.

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Respectfully submitted,
/s/ Eric Weaver

Eric Weaver
Secretary for the Meeting