

GRANBY RANCH METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Thursday October 12, 2023

Meeting Time: 6:02pm to 6:54pm

Meeting Location: Online video conference site as follows:

<https://www.gotmeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in-number: phone: (646) 749-3112/Access code #534-031-373

I. Roll Call (6:02pm)

A special meeting of the Board of Directors of the Granby Ranch Metropolitan District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Matt Girard	President	Present
Stefan Haberer	Treasurer	Present
Natascha O' Flaherty		Present
Vacancy		
Vacancy		

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icnogle, Sever & Pogue, PC); attorneys from law firm Husch Blackwell LLP (David Richardson); Ted Cherry with the Town of Granby; and the following residents/homeowners: Micah Hildenbrand, Tom & Joanne Young, John & Linda Gillogley, Bill Woodson, Ann Abplanalp, Tom DeBoalt, Mark Hermanson, Scott Shippy, Nick Raible, Jeff Link and Kit & Pat Connick.

II. Administrative Matters

- a) Call to order: The meeting was called to order by Director Girard. Director Girard also stated the meeting will be recorded and posted on the District's website.
- b) Declaration of quorum: Director Girard noted three of four directors were present at the commencement of the meeting and quorum is met for this meeting.
- c) Review director qualifications and present disclosures of potential conflicts of interest: All Directors confirmed their qualifications to serve on the Board. The Board reviewed the agenda for the meeting, following which two of three directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

Director O' Flaherty stated the following: "On February 28, 2022, GRCO LLC and GR Terra, LLC, filed a lawsuit against me and my husband filed by Husch Blackwell, to enforce an alleged trail easement. That lawsuit is separate from the GRMD lawsuit. But, out of an abundance of


caution, I am making this disclosure on the record. I am able to be fair and impartial while discussing the [District’s] lawsuits. Also, I filed a complaint with the Division of Campaign Finance with the Colorado Secretary of State against GRCO, GR Terra, Husch Blackwell and Nick Raible for alleged campaign finance disclosure failures.”

- d) Meeting protocol & logistics of public comment: Director Girard briefly reviewed and discussed the protocol & logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item.
- e) Unscheduled public comments: Director Girard opened the floor to public comments. The following provided comments: John Gillogley.
- f) Review and consider process for reviewing and considering interested candidates to fill the two current vacancies on the Board through May 06, 2025: The Board reviewed and discussed the process for appointing individuals to fill the two vacancies on the Board created from the resignations of Director O’ Munneke and Director Conrad. The following form the public commented on this topic: Mark Hermanson, Tom DeBoalt, Micah Hildenbrand.

Director Girard motioned to (1) publish a notice to the public from the District regarding the two vacancies on the Board and requesting interested individuals to contact the District by no later than Monday October 30th at 5pm, (2) include in the notice a request that interested candidate consider answering three questions regarding their interest to serve on the Board and (3) distribute the notice via District’s email blast, posting on the District’s website, publication in the SkyHi newspaper and, if granted by the HOA, distribution via the HOA email distribution list. Director O’ Flaherty seconded the motion and the Board voted 3-0 to approve the motion.

III. Adjournment (6:54pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director O’ Flaherty and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Friday November 10, 2023, at 6:00pm online at: <https://www.gotmeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in-number: phone: (646) 749-3112/Access code #534-031-373

DocuSigned by:

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Secretary Natascha O’Flaherty

12/7/2023

Date