

GRANBY RANCH METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Monday July 01, 2024

Meeting Time: 6:01pm to 6:39pm

Meeting Location: Online video conference site as follows: <https://www.gotomeet.me/Wolfersberger>

I. Roll Call (6:01pm)

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
Jason Bearden	Secretary	Present
Tom Young		Present

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icenogle, Sever & Pogue, PC); attorneys from law firm Husch Blackwell LLP (David Richardson and Katie Jenner); and the following residents/homeowners: Mark Hermanson and Greg Miller.

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 five of five 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 no directors disclosed conflicts of interest with the business to be discussed and conducted at the meeting.
- 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) Review and consider May 23, 2024 meeting minutes: The Board reviewed and discussed the May 23, 2024 board meeting minutes. Director Girard motioned to approve the minutes as presented. Director Haberer seconded the motion and the Board voted 4-0 to approve the motion. Director O' Flaherty abstained because she did not attend that meeting.

f) Unscheduled public comments: None


III. Financial Matters

a) Review and consider bids to audit the District’s 2023 financial statements: The Board reviewed and discussed bids and potential bids submitted by CPA firms to audit the District’s 2023 financial statements. The Board noted one written proposal was submitted by Rae CPA firm and three additional firms were interested in submitting audit proposals (Flynn CPA firm, Adams Group CPA firm and Plant & Moran, LLC). Director Girard motioned to approve the bid from Rae CPA firm and Director O’ Flaherty seconded the motion. The Board voted down the motion 2-1 (Director Bearden opposed) and Director Haberer and Director Young abstained from voting. The Board further discussed the audit bids. Director O’ Flaherty motioned to approve the bid from Rae CPA firm and to bid out the 2024 audit to interested CPA firms at the end of this year. Director Bearden seconded the motion and the Board voted 5-0 to approve the motion.

Action Item 1: The District Manager will submit the signed bid for the 2023 financial statement audit to Rae CPA and work with Rae CPA firm regarding the audit. The 2023 financial statement audit must be completed and filed with the State of Colorado by September 30th.

IV. Adjournment (6:39pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Young and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Thursday August 08, 2024, at 6:00pm online at: <https://www.gotomeet.me/Wolfersberger>

Signed by:	
	8/15/2024
<hr/>	<hr/>
Secretary Jason Bearden	Date