

GRANBY RANCH METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Monday May 05, 2025

Meeting Time: 6:03pm to 6:24pm

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

I. Roll Call (6:03pm)

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 Drekonja		Present
Tom Young		Present
Vacancy		

Also, in attendance was District Manager Annemarie Tucker (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icenogle, Sever & Pogue, PC); Town of Granby representative, Ted Cherry; attorneys from law firm Husch Blackwell LLP (Katie Jenner and David Richardson); and the following residents/homeowners: Debbie Deboalt, Dan Wilson, Linda Gillogley, Mark Hermanson and Jeff Link.

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 four directors were present at the commencement of the meeting and quorum is met for this meeting.

Mr. Pogue noted Director Bearden sold his house in the District today and is, therefore, no longer eligible to serve on the Board. Director Bearden’s current elected term on the Board ends tomorrow anyhow.

- 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 four directors disclosed no 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. Director Girard also addressed concerns and

questions raised by some homeowners regarding board meeting notices. Deb DeBoalt and Jeff Link made public comments on the topic. Alan Pogue confirmed the legal requirement, and consistent with GRMD’s approved policies, for meeting notice is to post the notice/agenda on the website more than 24 hours in advance of the meeting. All Directors agreed that, as a courtesy to the public, that it remains the Board’s preference and request to the District Manager that the District email blasts out the meeting agendas to everyone on the District’s email blast list more than 24 hours in advance of the meeting – noting such communication exceeds the meeting notice requirements established by state law.

- e) Review and consider February 13, 2025 meeting minutes: The Board reviewed and discussed the February 13, 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.
- f) Status Update – Election: Ms. Tucker reported that the Board election has been cancelled because only four candidates ran for election for the four directorships up for election. Dan Wilson will be a new director replacing the vacancy left by Director Bearden.
- g) Unscheduled public comments: None

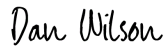
III. Financial and Other Administrative Matters

- a) Service Plan Amendment Proposal: Director Drekonja reviewed the District’s current service plan with the Board. She expressed concern that many portions of the Service Plan are outdated including – District name, boundary description, finance plan, district operating structure description and purpose. Director Girard motioned to form a Service Plan Review subcommittee and to appoint Director Drekonja and Director Young to the Committee. Director Haberer seconded the motion and the Board voter 4-0 to approve the motion.

Action Item #1: Service Plan Committee will work with General Counsel on drafting a revised Service Plan and submitting to the full Board for review and consideration at a future board meeting.

IV. Adjournment (6:24pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Drekonja and unanimously carried, the meeting was adjourned. The next board meeting is scheduled for Thursday June 05, 2025, at 6:00pm online at: <https://www.gotomeet.me/Wolfersberger>

DocuSigned by:

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 Secretary Dan Wilson

6/6/2025

 Date