

## **GRANBY RANCH METROPOLITAN DISTRICT Special Board Meeting Minutes**

Meeting Date: Thursday August 14, 2025

Meeting Time: 6:05pm to 8:06pm

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

### **I. Roll Call (6:05pm)**

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	Vice President	Present
Tom Young		Present
Dan Wilson	Secretary / Asst. Treasurer	Present

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icenogle, Sever & Pogue, PC); Town of Granby representative, Ted Cherry; CFF litigation counsel, Bill O' Connell (Wells, Anderson & Race, LLC); LPA litigation counsel, Dean Batchelder (Burg Simpson Eldredge Hersh Jardine, PC); and the following residents/homeowners: Scott Shippy, Gary Bonneau, Ann Abplanalp, John Gillogley and Denise 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 all 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 four directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

Director Drekonja reported that she has no conflict of interest but out of an abundance of caution, she reported that she and Glen O' Flaherty are involved in ongoing litigation against GRCO and GR Terra regarding a trail easement GRCO and GR Terra are attempting to enforce across Director Drekonja and Glen O' Flaherty's property. She also noted she has no pecuniary interest in the items to be discussed in today's meeting.

- d) Meeting protocol & logistics of public comment: Director Girard briefly reviewed and discussed the protocol the meeting including that this meeting will be recorded and posted to our website, and logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item.
- e) Review and consider June 05, 2025 meeting minutes: The Board agreed to defer review and approval of the June 05, 2025 minutes to the next board meeting.
- f) Unscheduled public comments: Town Manager Mr. Cherry asked how much in legal fees GRMD has spent as well as how much the plaintiffs in the LPA litigation attempting to recover from the District. Mr. Wolfersberger noted both amounts are disclosed in the District's 2023 & 2024 audited financials statements. Mr. Cherry indicated he would get in touch with Mr. Wolfersberger to walk through the information if needed.

Director Haberer addressed and responded to negative comments made by homeowners and directed towards him in a recent past non-GRMD Granby Ranch related public meeting.

### III. Legal Matters

- a) LPA litigation update: Mr. Batchelder provided a brief update regarding the current status of the LPA litigation.
- b) CFF litigation update: Mr. O'Connell provided a brief update regarding the current status of the CFF litigation.

Mr. Bonneau and Ms. Abplanalp submitted comments/questions to the Board regarding the litigation and the Board responded to such comments/questions.

- c) Executive session regarding LPA and CFF litigation: At 6:25pm, Director Girard motioned to convene the meeting to executive session per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding settlement of ongoing litigation with HMD/GPGH/GR Terra regarding the LPA, and settlement of litigation commenced by GRCO, LLC regarding the District's capital facility fees. Director Drekonja seconded the motion and the Board voted 5-0 to approve the motion.

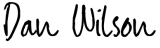
In addition to all directors, the following individuals also attended the executive session: Mr. Wolfersberger, Mr. Pogue, Mr. O'Connell and Mr. Batchelder.

At 8:03pm, Director Girard motioned to close the executive session. Director Drekonja seconded the motion and the Board voted 5-0 to approve the motion. No actions were taken by the Board in executive session.

- d) Post executive session discussion and actions: The Board discussed the appointments to the Board's litigation committee. Director Girard motioned to appoint Director Girard and Director Young to represent the District in upcoming joint LPA and CFF mediation scheduled for August 29<sup>th</sup>. Director Drekonja seconded the motion and the Board voted 5-0 approving the motion.

#### IV. Adjournment (8:06pm)

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 August 28, 2025, at 6:00pm online at: <https://www.gotomeet.me/Wolfersberger>

DocuSigned by:	
	9/9/2025
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Secretary Dan Wilson	Date