

GRANBY RANCH METROPOLITAN DISTRICT Regular Board Meeting Minutes

Meeting Date: Thursday August 28, 2025

Meeting Time: 6:00pm to 7:37pm

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

I. Roll Call (6:00pm)

A regular 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	Absent
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; District auditor, Jimmy Rae (Rae & Assoc); CFF litigation counsel, Saugat Thapa (Wells, Anderson & Race, LLC); LPA litigation counsel, Dean Batchelder (Burg Simpson Eldredge Hersh Jardine, PC); attorneys from law firm Husch Blackwell LLP (Colleen O’ Conner); and the following residents/homeowners: John Gillogley, Jeff Link, Bill Woodsen, Micah Hildenbrand.

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.
- 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 three 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 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 reviewed and discussed the May 05, 2025 board meeting minutes. Director Girard motioned to approve the minutes as presented. Director Young seconded the motion and the Board voted 4-0 to approve the motion.
- f) Review and consider August 14, 2025 meeting minutes: The Board reviewed and discussed the May 05, 2025 board meeting minutes. Director Girard motioned to approve the minutes as amended. Director Haberer seconded the motion and the Board voted 4-0 to approve the motion.
- g) Unscheduled public comments: None

III. Financial and Other Administrative Matters

- a) Review and ratify contractor invoices: The Board reviewed the schedule of contractor invoices submitted for payment since the last meeting – 9 invoices totaling \$23,506.86. Director Girard motioned to approve payment of all invoices. Director Wilson seconded the motion and the Board voted 4-0 to approve the motion.
- b) Status Update – 2024 financial statement audit: Mr. Jimmy Rae, the District’s auditor, reviewed with the Board the District’s 2024 audited financial statements noting a clean audit opinion was issued and no adjustments were needed or recommended to the financial statements drafted by Wolfersberger, LLC. Director Girard motioned to accept the 2024 audited financial statements and file such financial statements with the Colorado State Auditor’s Office. Director Young seconded the motion and the Board voted 4-0 approving the motion.
- c) Review and consider July 31, 2025 financial reports: The District Manager reviewed and discussed with the Board the District’s July 31, 2025 financial reports.
- d) Service Plan Committee (Directors Young & Drekonja)– progress report: Mr. Pogue reported he and Director Drekonja are working on a draft of an amended and restated Service Plan for the District and are planning on submitting the draft to the board at the next regular meeting for review.
- e) Refinance Committee (Directors Haberer & Wilson): Director Haberer noted the prepayment premium on the bonds will decrease to 1% of outstanding principal beginning December 1, 2025, and will decrease to 0% beginning December 1, 2026. Director Wilson discussed reviewing potential underwriting firms to assist with the refinance transaction, and plans to bring proposals to the board for consideration at the next regular meeting.

IV. Legal Matters

- a) LPA litigation update: Mr. Batchelder provided a brief update regarding the current status of the LPA litigation.

- b) Executive session regarding LPA litigation: At 7:01pm, 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 (1) December 31, 2012 Second Amended and Restated Lease Purchase Agreement (LPA) and the June 1, 2005 Amenity Fee Agreement and (2) status of associated ongoing litigation with HMD/GPGH/GR Terra regarding the LPA. Director Young seconded the motion and the Board voted 4-0 to approve the motion.

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

At 7:25pm, Director Girard motioned to close the executive session. Director Young seconded the motion and the Board voted 4-0 to approve the motion. No actions were taken by the Board in executive session.

- c) Post executive session discussion and actions regarding LPA Litigation: None
- d) Capital facility fee (CFF) litigation update: Mr. Thapa provided a brief update regarding the current status of the CFF litigation noting the second mediation session is scheduled for tomorrow.
- e) Executive Session – Capital Facility Fee (CFF) Litigation: The Board agreed no executive session was needed for this topic.

V. Adjournment (7:37pm)

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 November 13, 2025, at 6:00pm online at: <https://www.gotomeet.me/Wolfersberger>

DocuSigned by:

Dan Wilson

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Secretary Dan Wilson

11/15/2025

Date