

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

Meeting Date: Friday September 05, 2025

Meeting Time: 6:05pm to 7:36pm

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:

<b>Directors</b>	<b>Office</b>	<b>Attendance</b>
Matt Girard	President	Present
Stefan Haberer	Treasurer	Present
Natascha Drekonja	Vice President	Present
Tom Young		Absent
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, William O' Connell (Wells, Anderson & Race, LLC); LPA litigation counsel, Dean Batchelder (Burg Simpson Eldredge Hersh Jardine, PC); attorneys from law firm Husch Blackwell LLP (Katie Jenner and David Richardson); and the following residents/homeowners: John Gillogley, Jeff Link, Bill Woodsen, Micah Hildenbrand, Adam & Terra Walker, Mindy McHorse, Scott Shippy, Nick Raible and Joe Reese.

### **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. Director Drekonja disclosed that litigation was initiated by GRCO, LLC and GR Terra in February 2022 against Glenn O' Flaherty regarding a trail easement across Director Drekonja and Mr. O' Flaherty's property and such litigation is on-going. She indicated that such litigation is a separate issue from the litigation between the District and GRCO, LLC and GR Terra and she indicated such litigation does not create a conflict of interest regarding her participation as a director regarding the LPA and CFF litigation matters between the District and GRCO, LLC and GR Terra.

- 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; all attendees on call have to fully identify themselves; and logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item.
- e) Review and consider August 28, 2025 meeting minutes: The Board agreed to defer review and consideration of the August 28, 205 minutes to the next board meeting.
- f) Unscheduled public comments: Director Girard opened the floor to public comments. The following provided comments: Mr. Woodson.

### III. Legal Matters

- a) Executive session: Director Girard opened with comments regarding an explanation as to why the proposed settlement agreement as referenced in III(b) was not currently publicly posted on the GRMD website. At 6:15pm, Director Girard motioned to convene the meeting to executive session 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 facilities fees (CFF). Director Drekonja 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, Mr. Batchelder and Mr. O'Connell.

At 7:02pm, Director Girard motioned to close the executive session. Director Wilson seconded the motion and the Board voted 4-0 to approve the motion. No actions were taken by the Board in executive session.

- b) Review and consider settlement agreement regarding outstanding LPA and CFF litigation matters: Mr. Pogue provided a summary review of the terms of the proposed settlement agreement between the District and GRCO, LLC, GR Terra, LLC and Headwaters Metro District that was the result of the 2<sup>nd</sup> day of mediation held on August 29th. Each of the directors provided comments regarding the proposed settlement agreement. Director Girard opened the floor for public comment and the following two homeowners provided comments: Mr. Gillogley and Ms. Walker.

Director Girard motioned to accept the settlement agreement as presented. Director Drekonja seconded the motion and the Board voted 4-0 to approve the motion.

**IV. Adjournment (7:36pm)**

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: <i>Dan Wilson</i> 7F99E3GAC4464AD...	11/15/2025
Secretary Dan Wilson	Date