

GRANBY RANCH METROPOLITAN DISTRICT Special Board Meeting Minutes

Meeting Date: Thursday October 09, 2025

Meeting Time: 6:02pm to 6:16pm

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

I. Roll Call (6:02pm)

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	Absent
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); attorneys from law firm Husch Blackwell LLP (David Richardson); and the following residents/homeowners: Mark Hermanson.

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 three 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 all 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; 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) Unscheduled public comments: Director Girard opened the floor to public comments. Nobody addressed the Board.

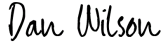
III. Financial and Other Administrative Matters

- a) Review and consider proposed resolution rescinding the imposition of the Amenity Fee: Mr. Pogue reviewed and discussed with the Board the proposed resolution and noted that the District’s adoption of the proposed resolution is one of the conditions of the litigation Settlement Agreement. The Board requested the original amenity fee resolution and the amendment to the amenity fee resolution be added as exhibits to this proposed resolution. Director Girard motioned to approve the proposed resolution with the addition of the two exhibits to such resolution. Director Wilson seconded the motion and the Board voted 3-0 approving the motion.

Action Item: Mr. Pogue will file the approved Resolution with the Grand County Clerk & Recorder’s Office.

IV. Adjournment (6:16pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Wilson 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:	
	11/15/2025
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Secretary Dan Wilson	Date