

## **GRANBY RANCH METROPOLITAN DISTRICT Annual Townhall Meeting Minutes**

Meeting Date: Thursday November 20, 2025

Meeting Time: 5:37pm to 5:48pm

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

### **I. Roll Call (5:37pm)**

The annual townhall meeting for 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		Absent
Tom Young		Present
Dan Wilson	Asst. Treasurer & Secretary	Present

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); Granby Town representative Ted Cherry and the following homeowners: Jeff Link and Colleen O’Conner.

### **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 of five 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 both directors disclosed no conflicts of interest with the topics to be discussed at the meeting.

### **III. Introductions**

### **IV. Year in Review**

The District Manager noted the District has not constructed any public infrastructure projects for many years and has no plans to construct any public infrastructure.

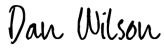
The District Manager reviewed and presented the status and terms of the District’s 2018 bond debt.

The District Manager reviewed and presented the District's October 31, 2025 interim financial statements and the District's 2026 budget.

**V. Public Comments – None**

**VI. Adjournment (5:48pm)**

There being no further business to come before the Board, and upon motion duly made by Director Girard and unanimously carried, the meeting was adjourned. The next annual Townhall board meeting is scheduled for Thursday November 12, 2026 at 8:00pm and will be held online at <https://www.gotomeet.me/Wolfersberger>

DocuSigned by:	
	2/27/2026
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Secretary	Date
Dan wilson	