

Granby Ranch Metropolitan District Regular Board Meeting Agenda (Thursday May 07, 2026)

Directors	Office	Term Expiration
Matt Girard	President	May 2029 (Elected)
Natascha Drekonja		May 2029 (Elected)
Dan Wilson	Asst. Treasurer & Secretary	May 2029 (Elected)
Tom Young		May 2027 (Elected)
Vacancy		May 2027

Meeting Start Time: 6:00pm

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

I. Administrative Items:

- A. Call to order
- B. Declaration of quorum
- C. Director qualifications / disclosure matters
- D. Meeting protocol and logistics
- E. Review and consider February 26, 2026 board meeting minutes [**Exhibit 01**]
- F. Unscheduled public comments (limited to 3 minutes/each)

II. Financial and Other Administrative Matters:

- A. Review and consider candidates to fill vacancy on the Board
- B. Review and ratify contractor invoices [**Exhibit 02**]
- C. Review and consider April 30, 2026 financial reports [**Exhibit 03**]
- D. Review and consider underwriting service contract submitted by Stifel [**Exhibit 04**]
- E. Status update – Finance Committee
- F. Status update re. submission of restated service plan to the Town for approval
- G. Status update – website rebuild for ADA compliance [**Exhibit 05**]

III. Adjournment

The next board meeting is scheduled for Thursday August 13, 2026 at 6:00pm to be held online at the following location: <https://www.gotomeet.me/Wolfersberger>

EXHIBIT 01

GRANBY RANCH METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Thursday February 26, 2026

Meeting Time: 6:01pm to 7:54pm

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

I. Roll Call (6:01pm)

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
Dan Wilson	Asst. Treasurer / Secretary	Present
Natascha Drekonja		Present
Tom Young		Present
Vacancy		

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; GRCO attorney from law firm Husch Blackwell LLP (David Richardson, Katie Jenner); Stefan Haberer (Finance Committee Member and District homeowner); and the following residents/homeowners: Jeff Link and David Richardson.

II. Administrative Matters

- a) Call to order: The meeting was called to order by Director Girard.
- b) Declaration of quorum: Director Girard noted all 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 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 & logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item. Director Girard also stated the meeting will be recorded and posted on the District's website.
- e) Review and consider November 13, 2025 meeting minutes: The Board reviewed and discussed the November 13, 2025 board meeting minutes. Director Girard motioned to approve the

minutes as presented. Director Wilson seconded the motion and the Board voted 3-0 to approve the motion. Director Drekonja abstained.

- f) Review and consider November 20, 2025 townhall meeting minutes: The Board reviewed and discussed the November 20, 2025 townhall meeting minutes. Director Girard motioned to approve the minutes as corrected. Director Young seconded the motion and the Board voted 4-0 to approve the motion.
- g) Unscheduled public comments: Director Girard opened the floor to public comments. Director Girard answered certain questions regarding a confidential document related to the LPA litigation submitted by Jeff Link and Michah Hildenbrand at the previous regular board meeting of December 13, 2025.

III. Financial and Other Administrative Matters

- a) Review and discuss board vacancy: The Board noted the resignation of Stefan Haberer effective January 01, 2026 due to his primary residence relocation out of state. The Board discussed and agreed to accept up until 5pm on March 27th letters of interest from eligible electors to fill the vacancy on the Board, with the intention of selecting a new Board member at the next regular meeting on May 7, 2026. Director Girard motioned to approve the posting of the notice on the website, email blasting the notice and authorizing Director Girard to accelerate the letter of interest deadline if the Town of Granby is considering filling the vacancy on the Board. Director Drekonja seconded the motion and the Board voted 4-0 approving the motion.

Action Item #1: The District Manager will post the call for letters of interest on the District's website and email blast the notice to all individuals on the District's email blast list by end of day on Friday, Feb 27th.

- b) Review and ratify contractor invoices: The Board reviewed the schedule of contractor invoices submitted for payment since the last meeting – seven invoices totaling \$40,480.98. Director Girard motioned to approve payment of all invoices. Director Young seconded the motion and the Board voted 4-0 to approve the motion.
- c) Review and consider December 31, 2025 financial reports: The District Manager reviewed and discussed with the Board the District's December 31, 2025 unaudited financial reports.
- d) Finance Committee (Director Wilson & Stefan Haberer) status update re potential debt refinancing: Director Wilson reported that the Committee submitted requests for proposal to four underwriting firms and received three responses (Stifel, Piper Sandler and Huntington Capital). Director Wilson and Mr. Haberer briefly reviewed the proposals and the Board discussed the need for an underwriting firm & potentially a municipal advisor for the potential debt refinance transaction.
- e) Executive Session: At 7:15pm, Director Girard motioned to convene the meeting to executive session pursuant to Section 24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations, and instructing negotiators related to the District's engagement of an

underwriter in connection with the refunding of the District's 2018 bonds. Director Young seconded the motion and the Board voted 3-1 (Director Girard opposed) approving the motion.

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

At 7:33pm, Director Girard motioned to close the executive session. Director Drekonja seconded the motion and the Board voted 4-0 to approve the motion.

- f) Review and consider engagement of an underwriter: Director Wilson motioned to engage Stifel as the underwriting firm for the District. Director Drekonja seconded the motion and the Board voted 4-0 approving the motion. Mr. Haberer indicated that he supported the Board's decision to hire Stifel as the underwriter for the District's potential bond refinance transaction.

Action Item #2: The Finance Committee, working with Alan Pogue, will negotiate a service contract with Stifel and consistent with their proposal, and submit to the Board for consideration at the next board meeting.

- g) Status update – Service Plan Committee: Mr. Pogue briefly reviewed with the Board the proposed amended and restated service plan. Mr. Pogue answered questions the Board and Mr. Link had regarding the proposed amended and restated service plan.
- h) Review and consider submission of proposed amended and restated service plan to the Town for approval: Director Girard motioned to approve the proposed amended and restated service plan as modified at tonight's meeting. Director Wilson seconded the motion and the Board voted 4-0 approving the motion.

Action Item #3: The Service Plan Committee will work with Mr. Pogue on submitting the amended and revised service plan to the Town of Granby and consider the underwriter's advice regarding whether the current proposed mill levy limits will negatively affect the refinancing of the District's bond debt.

- i) Review and consider proposal to build new District website: The District Manager reviewed with the Board the proposal from Unleaded Group to rebuild the District's website on a new platform using the same website domain for the purpose of improving the District's website compliance with ADA standards. Director Girard motioned to approve Unleaded Group's bid to build the new website for lump sum of \$2,350, as well as maintain site for \$35/year. Director Drekonja seconded the motion and the Board voted 4-0 approving the motion.

Action Item #4: District Manager will work with Unleaded Group on the rebuild of the District's website.

IV. Adjournment (8:05pm)

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 Monday May 07, 2026, at 6:00pm online at:
<https://www.gotomeet.me/Wolfersberger>

Secretary

Date

EXHIBIT 02

Granby Ranch Metropolitan District
Contractor Invoices
April 30, 2026

Payment Date	Invoice Date	Payee	Amount	Invoice description
04/16/25	03/01/25	Wolfersberger, LLC, Invoice #: 1334	\$ 10,278.00	Mar/Apr management and accounting fees; \$40.00 admin costs; \$3,417 newsletter print and mail costs
04/16/25	03/05/25	Grand County Clerk & Recorder's Office	\$ 635.00	Debt reduction election ballot services (November 2024)
04/16/25	03/31/25	Icenogle Seaver & Pogue, PC, Invoice #: 27363	\$ 193.00	March general legal services + CFF litigation services
04/16/25	01/31/25	Icenogle Seaver & Pogue, PC, Invoice #: 27363	\$ 445.00	January general legal services + CFF litigation services
05/27/25	05/01/25	Wolfersberger, LLC, Invoice #: 1373	\$ 6,868.02	May/June management and accounting fees; \$40.00 admin costs
05/27/25	04/30/25	Icenogle Seaver & Pogue, PC, Invoice #: 27611	\$ 115.50	April general legal services + CFF litigation services
05/27/25	04/30/25	Burg, Simpson Eldredge Hersh Jardine PC, Invoice #: 150451	\$ 80.55	Litigation - administrative costs
06/05/25	02/16/74	UMB Bank NA, Invoice #1009646	\$ 3,500.00	Bond Trustee Service Fee
06/26/25	05/31/25	Icenogle Seaver & Pogue, PC, Invoice #27861	\$ 611.00	May general legal services + CFF litigation services
06/26/25	05/31/25	Burg, Simpson Eldredge Hersh Jardine PC, Invoice #150654	\$ 11.23	May Litigation - administrative costs
07/14/25	06/30/25	Icenogle Seaver & Pogue, PC, Invoice #27185, 28030	\$ 2,698.00	June general legal services + CFF litigation services
07/21/25	07/01/25	Wolfersberger, LLC, Invoice #1414	\$ 7,056.00	July/August management and accounting fees; \$40.00 admin costs; \$250.00 Collection Fees
07/25/25	07/18/25	Rae & Company, Invoice #1097	\$ 7,350.00	2024 financial statement audit - fee
08/11/25	07/31/25	Burg, Simpson Eldredge Hersh Jardine PC, Invoice #150654	\$ 400.13	July Litigation - administrative costs
08/22/25	07/31/25	Icenogle Seaver & Pogue, PC, Invoice #27185, 28030	\$ 1,435.50	July general legal services + CFF litigation services
08/22/25	08/14/25	Colorado Special District Property & Liability Pool	\$ 445.00	2026 Worker Comp insurance premium
09/10/25	02/25/74	Wolfersberger, LLC	\$ 6,841.64	Sept/Oct management and accounting fees + \$75.64 admin costs
09/19/25	02/26/74	Colorado Special Districts Property and Liability Pool	\$ 2,930.00	2026 Liability insurance premium
10/01/25	02/27/74	Icenogle Seaver & Pogue, PC	\$ 9,663.50	General Legal Services
10/14/25	02/28/74	Icenogle Seaver & Pogue, PC	\$ 4,395.00	General Legal Services
11/13/25	10/31/25	Icenogle Seaver & Pogue, PC	\$ 2,645.00	General Legal Services / Litigation fees
11/13/25	10/31/25	Burg, Simpson Eldredge Hersh Jardine PC	\$ 21,862.57	Litigation Fees - LPA Litigation
11/20/25	11/01/25	Wolfersberger, LLC	\$ 6,834.81	Nov/Dec management and accounting fees+ \$68.81 admin costs
12/10/25	11/30/25	Icenogle Seaver & Pogue, PC	\$ 1,078.00	General Legal Services
12/30/25	12/22/25	Special District Association	\$ 987.60	2026 SDA Dues
01/27/26	01/01/26	Wolfersberger, LLC	\$ 7,040.00	Jan/Feb management and accounting fees+ \$40 admin costs
01/27/26	12/31/25	Icenogle Seaver & Pogue, PC	\$ 33.00	General Legal Services
3/16/2026	100145	Wolfersberger, LLC	\$ 7,290.00	Mar/Apr management and accounting fees + \$290.00 Admin Costs
3/16/2026	100146	Icenogle Seaver & Pogue, PC	\$ 7,838.84	General Legal Services
4/14/2026	100147	Unleaded Digital	\$ 2,350.00	Website rebuild - ADA compliance
4/14/2026	100148	Icenogle Seaver & Pogue, PC	\$ 145.00	General Legal Services
Total invoices subject to Board approval			\$ 17,623.84	

Wolfersberger, LLC
 12210 Brighton Rd
 Henderson, CO 80640 US
 7203555818
 charles@wolfersbergerllc.com

Invoice



BILL TO
Granby Ranch Metropolitan District

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1578	03/01/2026	\$7,290.00	03/31/2026	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Fee	Base monthly management and accounting fee per contract (March/April)	2	3,500.00	7,000.00
Reimb. Costs Due From Client	Reimbursable costs - Strongroom monthly check processing fee	2	20.00	40.00
Lien Filing Fee	Fee for filing CFF lien releases	2	125.00	250.00

SUBTOTAL	7,290.00
TAX	0.00
TOTAL	7,290.00
BALANCE DUE	\$7,290.00

unleaded.digital

Invoice

ABOUT YOUR WEBSITE
WE CAN HELP YOU WITH THAT

Date	Invoice #
3/16/2026	1025304
	Terms
3/16/2026	Due Date

Bill To

Granby Ranch Metro Dist
Charles Wolfersberger
12210 Brighton Rd #8
Henderson, CO 80640

Hours/ Time	Description	Rate	Amount
	Design, build, and launch a public-facing website for Granby Ranch Metro District using Craft CMS and a template foundation	2,350.00	2,350.00

Please remit check payments to:

2301 Monaco Pkwy
Denver, CO 80207

Pay Online: <https://unleaded.digital/payment-form>

Phone #
7202217126

All accounts not paid in full within 30 days from invoice date will be charged 18% per annum interest.

Total	\$2,350.00
Payments/Credits	\$0.00
Balance Due	\$2,350.00



ICENOGL E SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

March 31, 2026
Statement No. 29587
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0008000 MEETINGS 924.00	0.00	0.00	0.00	-924.00	\$0.00
1309-0103000 GRCO/CFF LITIGATION 1,185.00	0.00	0.00	0.00	-1,185.00	\$0.00
1309-2000000 GENERAL 5,729.84	145.00	0.00	0.00	-5,729.84	\$145.00
<u>7,838.84</u>	<u>145.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-7,838.84</u>	<u>\$145.00</u>



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

March 31, 2026
Statement No. 29587
Account No. 1309

MEETINGS

Previous Balance \$924.00

Payments

Total Payments Thru 04/07/2026 -924.00

Balance Due \$0.00

Account No: 1309-0103000
Statement No: 29587

GRCO/CFF LITIGATION

Previous Balance \$1,185.00

Payments

Total Payments Thru 04/07/2026 -1,185.00

Balance Due \$0.00

Account No: 1309-2000000
Statement No: 29587

GENERAL

Fees

			Hours	
03/11/2026	ALM	Update annual report tracker	0.10	20.00
03/26/2026	SLP	Prepare oath of office for Mr. O'Donnell; review previous procedures re director appointments	0.30	48.00
03/30/2026	ADP	Correspond with Girard, Wolfersberger, Board re extending Board vacancy posting	0.20	77.00
		For Current Services Rendered	0.60	145.00
		Total Current Work		145.00

Granby Ranch Metropolitan District

Statement No.: March 31, 2026
Account No.: 29587
1309.2000000
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Previous Balance		\$5,729.84
	<u>Payments</u>	
Total Payments Thru 04/07/2026		-5,729.84
Balance Due		<u>\$145.00</u>
Total Balance Due		<u>\$145.00</u>



ICENOGL E SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

February 28, 2026
Statement No. 29421
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0008000 MEETINGS					
0.00	924.00	0.00	0.00	0.00	\$924.00
1309-0103000 GRCO/CFF LITIGATION					
951.00	234.00	0.00	0.00	0.00	\$1,185.00
1309-2000000 GENERAL					
1,755.50	3,970.50	3.84	0.00	0.00	\$5,729.84
<u>2,706.50</u>	<u>5,128.50</u>	<u>3.84</u>	<u>0.00</u>	<u>0.00</u>	<u>\$7,838.84</u>



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

February 28, 2026
Statement No. 29421
Account No. 1309

MEETINGS

Fees

			Hours	
02/26/2026	ADP	Prepare for and participate in February Board meeting	2.40	924.00
		For Current Services Rendered	<u>2.40</u>	<u>924.00</u>
		Total Current Work		924.00
		Balance Due		<u>\$924.00</u>

Account No: 1309-0103000
Statement No: 29421

GRCO/CFF LITIGATION

Fees

			Hours	
02/12/2026	HFN	Conference with Mr. Pogue re Letter to Town of Granby re GRCO Headwaters Settlement Agreement; review and revise letter; review exhibits A, B and C to letter; conference with Ms. Robinson re mailing process for letter; correspondence with Ms. Pacheco and Ms. Pogue re letter and exhibits	1.30	234.00
		For Current Services Rendered	<u>1.30</u>	<u>234.00</u>
		Total Current Work		234.00
		Previous Balance		\$951.00
		Balance Due		<u>\$1,185.00</u>

Account No: 1309-2000000
Statement No: 29421

GENERAL

Fees

			Hours	
02/05/2026	ADP	Correspond with Wolfersberger, Girard, Batchelder re compliance with protective order; review Board member history re same	0.30	115.50
02/09/2026	ADP	Review correspondence from Batchelder re court protective order; work on response to Board members re destruction of confidential material	0.50	192.50
02/10/2026	HFN	Conference with Mr. Pogue re letter to Town of Granby re GRCO Headwaters settlement agreement; review and revise letter to Town of Granby; identify and attach exhibits	0.80	144.00
	ADP	Conferences with Girard re compliance with protective order in LPA litigation; conference with Batchelder re same; work on compliance with same; finalize correspondence to Town re CFF and Amenity Fee releases; correspond with Girard re protective order	1.30	500.50
02/11/2026	HFN	Review and revise letter to Town of Granby; review exhibits for legal descriptions cited in letter; correspond with Mr. Pogue re letter to Granby	0.70	126.00
	ADP	Review draft February meeting agenda; correspond with Wolfersberger, Girard re same; review 3rd Service Plan Amendment; revise same	0.40	154.00
02/12/2026	HMP	Finalize letter to Town of Granby re Glarner Property and correspond with Mr. North re same	0.20	24.00
	ADP	Work on revisions to Service Plan Amendment; correspond with Wolfersberger, Girard re same	1.00	385.00
02/13/2026	ADP	Correspond with current/former Board members re compliance with protection order in LPA litigation; correspond with Girard, Batchelder re same	0.80	308.00
02/17/2026	HMP	Mail letter to Town Attorney re Glarner Properties release of lien; correspond with Mr. Pogue and Mr. North re same	0.30	36.00
	ADP	Correspond with Girard, Batchelder, former Board members re compliance with protective order; finalize letter to Town re LPA/CFF status; correspond with H. Pogue, North re same	0.60	231.00
02/18/2026	ADP	Correspond with Krob, Cherry re CFF lien release per CFF settlement agreement	0.20	77.00
02/20/2026	ADP	Conference with Young re compliance with protective order in LPA litigation; service plan amendment; work on same; review committee comments to same	1.10	423.50
02/23/2026	HMP	Correspond with Mr. Pogue re draft 3rd Amendment to Service Plan	0.10	12.00
	ADP	Review revisions to 3rd Amended and Restated Service Plan; correspond with working committee re same; call to Girard re February meeting packet	1.60	616.00
02/24/2026	HMP	Correspond with Mr. Pogue re draft 3rd Amendment to Service Plan; revise formatting on same	0.40	48.00
	ADP	Revise service plan for Board packet; compile underwriter responses; conference with Wilson; correspond with Girard re same; correspond with Wolfersberger re Board agenda and packet	1.50	577.50

Granby Ranch Metropolitan District

February 28, 2026
Statement No.: 29421
Account No.: 1309.2000000
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	For Current Services Rendered	Hours	3,970.50
		11.80	

Expenses

02/28/2026	Postage		<u>3.84</u>
	Total Expenses		3.84
	Total Current Work		3,974.34
	Previous Balance		\$1,755.50
	Balance Due		<u>\$5,729.84</u>
	Total Balance Due		<u>\$7,838.84</u>

EXHIBIT 03

**Granby Ranch Metropolitan District - Bond Fund
2026 County Treasurer Tax Deposit Activity**

	Deposit in CSAFE Account	Property Taxes	Specific Ownership Taxes	Collection Fees	Interest Income
January	\$ 3,966.21	\$ 1,814.55	\$ 2,242.39	\$ (90.73)	\$ -
February	33,992.46	35,272.69	483.41	(1,763.64)	-
March	14,143.87	14,498.47	367.69	(725.07)	2.78
April	-				
May	-				
June	-				
July	-				
August	-				
September	-				
October	-				
November	-				
December	-				
Total	\$ 52,102.54	\$ 51,585.71	\$ 3,093.49	\$ (2,579.44)	\$ 2.78
Budget		\$ 123,900	\$ 12,300	\$ (6,200)	
% of Budget Collected		41.6%	25.2%	41.6%	

Note: The revenue amounts per the monthly County Treasurer distribution statements are deposited into District's CSAFE account in the following month. For example, the revenue per the December County Treasurer distribution statement is deposited into the District's CSAFE account in January.

**Granby Ranch Metropolitan District - Operating District
2026 County Treasurer Tax Deposit Activity**

	Deposit in CSAFE Account	Property Taxes	Specific Ownership Taxes	Collection Fees	Interest Income
January	\$ 9,528.98	9,677.59	335.27	(483.88)	-
February	176,753.44	183,662.37	2,274.19	(9,183.12)	-
March	70,250.37	72,112.10	1,729.79	(3,606.35)	14.83
April	-				
May	-				
June	-				
July	-				
August	-				
September	-				
October	-				
November	-				
December	-				
Total	\$ 256,532.79	\$ 265,452.06	\$ 4,339.25	\$ (13,273.35)	\$ 14.83
Budget		\$ 583,100	\$ 57,700	\$ (29,160)	
% of Budget Collected		45.5%	7.5%	45.5%	

Note: The revenue amounts per the monthly County Treasurer distribution statements are deposited into District's CSAFE account in the following month. For example, the revenue per the December County Treasurer distribution statement is deposited into the District's CSAFE account in January.

**Granby Ranch Metropolitan District
Statement of Net Position**

	04/30/26	12/31/25	Change	
			\$	%
ASSETS				
Cash				
Vectra Bank (Checking)	\$ 63,785	\$ 75,978	\$ (12,193)	-16.0%
CSAFE	2,332,962	2,010,257	322,705	16.1%
Money Market Funds w UMB	1,054,522	1,048,649	5,873	0.6%
Total Cash	<u>3,451,269</u>	<u>3,134,884</u>	<u>316,385</u>	<u>10.1%</u>
Accrued Specific Ownership Tax Receivable	-	1,731	(1,731)	-100.0%
Accounts receivable - due from SolVista Metro	85,400	85,400	-	0.0%
Prepaid Expenses	-	4,363	(4,363)	-100.0%
Property Taxes Receivable	389,962	707,000	(317,038)	-44.8%
TOTAL ASSETS	<u>\$ 3,926,631</u>	<u>\$ 3,933,378</u>	<u>\$ (6,747)</u>	<u>-0.2%</u>
LIABILITIES & FUND BALANCES				
CURRENT LIABILITIES				
Accounts Payable	\$ -	\$ 33	\$ (33)	-100.0%
Bonds Payable - Series 2018	11,315,000	11,315,000	-	0.0%
Accrued Interest - Series 2018A Bonds	51,686	51,686	-	0.0%
TOTAL LIABILITIES	<u>11,366,686</u>	<u>11,366,719</u>	<u>(33)</u>	<u>0.0%</u>
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	389,962	707,000	(317,038)	-44.8%
SolVista Metro contribution	85,400	85,400	-	0.0%
NET POSITION				
Operating Fund	377,848	122,685	255,163	208.0%
Debt Service Fund	(8,293,265)	(8,348,426)	55,161	-0.7%
TOTAL NET POSITION	<u>(7,915,417)</u>	<u>(8,225,741)</u>	<u>310,324</u>	<u>-3.8%</u>
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	<u>\$ 3,926,631</u>	<u>\$ 3,933,378</u>	<u>\$ (6,747)</u>	<u>-0.2%</u>

No assurance is provided on these financial statements
These financial statements do not include a statement of activities
Substantially all disclosures required by GAAP are omitted

**Granby Ranch Metropolitan District
Budget Comparison Report - Operating Fund**

	1/1/2026 - 4/30/2026				Annual Budget
	Actual	Budget	Variance		
			\$	%	
Accounts 4000 to 4999 (Revenue)					
4006 - Property Tax Revenue	265,452	355,691	(90,239)	-25%	583,100
4007 - Specific Ownership Tax Revenue	4,339	19,232	(14,893)	-77%	57,700
4010 - Capital Contributions (New Move-ins)	12,510	-	12,510	100%	-
4072 - Interest - Op. Savings Account	1,015	1,568	(553)	-35%	4,700
Total Revenue	\$ 283,316	\$ 376,491	\$ (93,175)	-25%	\$ 645,500
TOTAL REVENUES AND INFLOWS	\$ 283,316	\$ 376,491	\$ (93,175)	-25%	\$ 645,500
Accounts 5000 to 5099 (Administrative Costs)					
5000 - Base Management Service Fees	14,000	14,000	-	0%	42,000
5002 - Collection Fees - County Treasurer	13,273	16,352	3,079	19%	29,200
5005 - Administrative Costs	3,674	900	(2,774)	-308%	4,500
5010 - Insurance	3,375	3,500	125	4%	3,500
5015 - Audit Fees	-	-	-	0%	7,500
5020 - General Legal Consultation Fees	6,799	4,500	(2,299)	-51%	13,500
5023 - Legal Fees - Litigation	1,185	-	(1,185)	-100%	-
5024 - Litigation Settlement Costs	-	-	-	0%	600,000
5095 - Miscellaneous Admin Expense	-	3,000	3,000	100%	3,000
Total Administrative Costs	\$ 42,306	\$ 42,252	\$ (54)	0%	\$ 703,200
TOTAL EXPENSES AND OUTFLOWS	\$ 42,306	\$ 42,252	\$ (54)	0%	\$ 703,200
NET INCREASE(DECREASE) IN FUND BALANCE	\$ 241,011	\$ 334,239	\$ (93,228)	-28%	\$ (57,700)

No assurance is provided on these financial statements
 These financial statements do not include a statement of activities
 Substantially all disclosures required by GAAP are omitted

**Granby Ranch Metropolitan District
Budget Comparison Report - Debt Service Fund**

	1/1/2026 - 4/30/2026				Annual Budget
	Actual	Budget	Variance		
			\$	%	
Accounts 4000 to 4999 (Revenue)					
4006 - Property Tax Revenue	51,586	75,579	(23,993)	-32%	123,900
4007 - Specific Ownership Tax Revenue	3,093	4,100	(1,007)	-25%	12,300
4010 - Capital Contributions (New Move-ins)	-	8,332	(8,332)	-100%	25,000
4072 - Interest - Op. Savings Account	17,214	26,668	(9,454)	-35%	80,000
4300 - Sol Vista Metro Contribution	-	-	-	0%	85,400
Total Revenue	\$ 71,893	\$ 114,679	\$ (42,786)	-37%	\$ 326,600
TOTAL REVENUES AND INFLOWS	\$ 71,893	\$ 114,679	\$ (42,786)	-37%	\$ 326,600
Accounts 5000 to 5099 (Administrative Costs)					
5002 - Collection Fees - County Treasurer	2,579	3,472	893	26%	6,200
5095 - Miscellaneous Admin Expense	-	2,000	2,000	100%	2,000
Total Administrative Costs	\$ 2,579	\$ 5,472	\$ 2,893	53%	\$ 8,200
Accounts 6000 to 6999 (Debt Costs)					
6000 - Bond Interest Expense	-	-	-	0%	620,300
6100 - Bond Trustee Service Fees	-	-	-	0%	3,500
Total Debt Costs	\$ -	\$ -	\$ -	0%	\$ 623,800
TOTAL EXPENSES AND OUTFLOWS	\$ 2,579	\$ 5,472	\$ 2,893	53%	\$ 632,000
NET INCREASE(DECREASE) IN FUND BALANCE	\$ 69,314	\$ 109,207	\$ (39,893)	-37%	\$ (305,400)

No assurance is provided on these financial statements
 These financial statements do not include a statement of activities
 Substantially all disclosures required by GAAP are omitted

EXHIBIT 04

UNDERWRITER/PLACEMENT AGENT ENGAGEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 20__, by and among the the Granby Ranch Metropolitan District (the "Issuer") and Stifel, Nicolaus & Company, Incorporated, ("Stifel"), with reference to the following facts:

RECITALS

WHEREAS, the Issuer plans to issue Limited Tax General Obligation Refunding Bonds, Series 2026 (the "Bonds") to refinance the outstanding Limited Tax General Obligation Refunding Bonds, Series 2018 (the "Project"); and

WHEREAS, the Issuer desires and is authorized by law to retain the services of Stifel in connection with the issuance of the Bonds; and

WHEREAS, Stifel agrees to be retained by the Issuer and to provide to the Issuer the services described herein; and

WHEREAS, Stifel agrees to act as underwriter or placement agent, subject to the conditions set forth herein;

WHEREAS, if this engagement takes the form of a placement, before Stifel commences its activities as placement agent at the closing of the placement, the Obligor will be asked to sign a Placement Agent Agreement in the form attached hereto, providing for more detailed terms of this engagement as well as representations and warranties;

NOW therefore, for and in consideration of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

Scope of Services

The Issuer has engaged Stifel to perform various services related to the issuance of the Bonds, which are to be performed within the framework of all relevant rules and regulations. All services are provided on an arm's length, commercial basis and may or may not be provided in conjunction with services provided by advisors to the Issuer, such as, but not limited to, a financial advisor or a municipal advisor.

With this understanding, Stifel may provide the following services and perform the following functions with respect to the Bonds:

A. Structuring the Financing

1. Stifel will work with the Issuer, its bond counsel, financial advisor, disclosure counsel, and other members of the Issuer's financing team in evaluating specific terms and conditions affecting the Bonds with the purposes of meeting the Issuer's financing objectives and assuring appropriate credit quality;
2. Stifel will work with the Issuer to create a feasible and efficient structure for the Bonds in order to enhance the Bonds' marketability;
3. In cooperation with the Issuer, Stifel will assist in the preparation of and/or review of all documents necessary to implement the issuance of the Bonds, including, but not limited to, authorizing resolutions, bond purchase agreement, and preliminary and final official statements distributed to potential investors, as required;

B. Marketing the Securities

1. Stifel will provide information and material as needed to support presentations for rating agencies and/or bond insurance companies; if requested;
2. Stifel will coordinate printing and distribution of the preliminary and final official statements, if any;
3. Together with the Issuer and other appropriate parties, Stifel will provide market information on the timing of the sale of the Bonds in relation to the market conditions and financing needs;
4. Stifel will arrange for distribution of the final official statements, if any, in accordance with Section 240.15c2-12 of Title 17 of the Code of Federal Regulations; and
5. Stifel will serve as sole managing underwriter or placement agent of the Bonds, which obligation is conditioned upon the execution of a mutually satisfactory bond purchase agreement, placement agent, and other customary documentation, and coordinate with all parties so as to consummate the sale and delivery of the Bonds in a timely manner.

Regulatory Disclosure

Issuer is aware of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act and the Securities and Exchange Commission's adopted rule commonly known as the "Municipal Advisor Rule" (SEC Rule 15Ba1-1 to 15Ba1-8 - "the Rule") and the underwriter exclusion from the definition of "municipal advisor" for a firm serving as an underwriter or placement agent for a particular issuance of municipal securities. Some of the services that Stifel will be called upon to perform, such as providing advice with respect to the sizing, structure, timing and terms of the Bond issuance, are services that are also commonly provided by financial advisory firms.

However, in providing such services for the Bonds, the parties understand and agree that Stifel is serving as an underwriter or placement agent for this transaction and is permitted to give advice and recommendations under the "underwriter exclusion" provision of the Rule. The Issuer agrees that Stifel will not be serving as the Issuer's financial advisor or acting as an agent or fiduciary for the Issuer and that the Issuer will be consulting with its own legal, financial and other advisors. This Agreement and relationship shall be either executed, approved or acknowledged by the governing board of Issuer (the "Governing Board").

Disclosures Required by MSRB Rule G-17 Concerning the Role of the Underwriter or Placement Agent

The Issuer confirms and acknowledges the following disclosures, as required to be delivered by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019)¹:

The following G-17 conflict of interest disclosures are broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures. You may receive additional separate disclosure letters pursuant to Rule G-17 from the co-managing underwriters or other syndicate members for the Bonds if they have their own dealer-specific or transaction-specific disclosures.

1. Dealer-Specific Conflicts of Interest Disclosures

Stifel has identified the following actual or potential² material conflicts of interest:

¹ Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

² When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

Stifel and its affiliates comprise a full service financial institution engaged in activities which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. Stifel and its affiliates may have provided, and may in the future provide, a variety of these services to the Issuer and to persons and entities with relationships with the Issuer, for which they received or will receive customary fees and expenses.

In the ordinary course of these business activities, Stifel and its affiliates may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer.

Stifel and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire such assets, securities and instruments. Such investment and securities activities may involve securities and instruments of the Issuer.

2. **Transaction-Specific Disclosures**

- **Disclosures Concerning Complex Municipal Securities Financing:**
 - Since we have not recommended a “complex municipal securities financing” to the Issuer or Obligor, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

3. **Standard Disclosures**

- **Disclosures Concerning the Underwriter’s or Placement Agent’s Role:**
 - MSRB Rule G-17 requires an underwriter and a placement agent to deal fairly at all times with both issuers and investors.
 - The underwriter’s primary role is to purchase the Bonds with a view to distribution in an arm’s-length commercial transaction with the Issuer. The placement agent’s primary role in the transaction is to facilitate the sale and purchase of the securities between the issuer and one or more investors for which the placement agent will receive compensation in an arm’s-length commercial transaction with the issuer. The underwriter has financial and other interests that differ from those of the Issuer.
 - Unlike a municipal advisor, an underwriter or a placement agent does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
 - The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer’s interest in the transaction.
 - The underwriter has a duty to purchase the securities from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the securities to investors at prices that are fair and reasonable.

- The placement agent has a duty to use its commercially reasonable efforts to arrange the purchase of securities from the Issuer at a fair and reasonable price, but must balance that duty with its duty to arrange the sale of securities to investors at prices that are fair and reasonable.
- The underwriter or the placement agent will review the official statement for the securities, if any, in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.³
- Disclosures Concerning the Underwriter's or Placement Agent's Compensation:
 - The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. The placement agent will be compensated by a fee agreed upon with the Issuer in connection with the private placement of the Issue. Payment or receipt of the underwriting/placement agent fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

Limitation of Duties

The Issuer acknowledges and agrees that Stifel is not making a commitment to extend credit, make a loan or otherwise fund the Project beyond the obligations contained in a mutually satisfactory bond purchase agreement or placement agent agreement. The Issuer acknowledges that the services provided under this Agreement involve professional judgment by Stifel and that the results cannot be, and are not, guaranteed.

As addressed above, among the services that Stifel will perform under this Agreement is assistance in preparation of, and/or review of the preliminary and final official statements for the Bonds, if any. We note, however, that under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. Our assistance with respect to, and/or review of the official statement will be solely for purposes of satisfying our obligations as underwriter or placement agent under the federal securities laws and such assistance and/or review should not be construed by the Issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Expenses

The Issuer, from the Bond proceeds, will pay Stifel's costs incurred in the performance of this Agreement, including costs of its legal counsel, if any, communication, preparation of the official statements, and overhead expenses.

³ Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriter or placement agent is solely for purposes of satisfying the underwriter's or placement agent's obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

The Issuer, from the Bond proceeds or other lawfully available funds, will pay for legal fees, including disclosure counsel; rating agency and credit enhancement fees including all related travel (if any); the cost of appraisal, fiscal consultant, statistical, computer, and graphics services (if any), cost of printing and distribution of the official statements and expense of publication, advertising, and informational meetings; and the costs of fiscal agent or bond trustee and registrar.

Compensation

Stifel agrees to prepare and coordinate all aspects of the sale of the Bonds. Stifel will be paid only when the Bonds are sold. The fee for Stifel's preparation and coordination of the sale of the Bonds shall be \$4.75 per \$1,000.00 of Bonds sold, if Stifel serves as the underwriter in a public offering. If Stifel serves as a placement agent, its fee shall be \$4.75 per \$1,000.00 of Bonds sold. The underwriting fee/placement agent fee is contingent on a successful sale of the Bonds and is payable from the proceeds of the Bonds.

Term of Agreement

This Agreement is to continue until the Project is financed or until the Governing Board formally abandons the Project, unless previously terminated by mutual written consent of the parties hereto.

This Agreement may be terminated at any time by the Issuer, upon five business days' prior notice to such effect to Stifel, or Stifel upon five business days' prior notice to such effect to the Issuer. Any such termination, however, shall not affect the obligations of the Issuer under the Expenses section hereof.

Severability of Provisions

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

Governing Law

This Agreement, and the rights and obligations of the parties hereto, shall be construed, interpreted and enforced pursuant to the laws of the State of Colorado and exclusive venue in any and all actions existing under this Agreement shall be laid in the action or proceeding which Issuer or Underwriter may be required to prosecute to enforce its respective rights within this Agreement. The unsuccessful party therein agrees to pay all costs incurred by the prevailing party therein, including reasonable interest and attorney's fees, to be fixed by court, and said costs, interest, and attorneys' fees shall be made a part of the judgment in said action. Prior to the commencement of any litigation concerning this Agreement, the Issuer and Stifel agree to first submit any disagreements to mediation. This mediation requirement is intended to reduce the costs of dispute resolution for both parties.

Subcontractors

Stifel shall, with the prior written approval of the Issuer, use such subcontractors as are necessary in the fulfillment of this Agreement.

Miscellaneous

Nothing contained herein shall preclude Stifel from carrying on its customary and usual business activities. Stifel specifically reserves the right, but is not obligated, to bid for and maintain secondary markets on any Issuer outstanding bonds subject to appropriate information barriers. Services provided by Stifel in connection with this Agreement shall not limit Stifel from providing services for the Issuer in conjunction with other services requested by the Issuer except as limited by rule of law or regulation.

Stifel certifies that it and its parent company, wholly or majority-owned subsidiaries, and other affiliates, are not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. Stifel understands that "boycott" includes, but is not limited to, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations, but does not include an action made for ordinary business purposes.

In connection with services agreed to herein, it is understood that Stifel will render professional services as an independent contractor. Neither Stifel nor any of its agents or employees shall be deemed an employee of the Issuer for any purpose.

Stifel shall not assign or otherwise transfer any interest in this Agreement without the prior written consent of the Issuer.

The Issuer acknowledges and recognizes Stifel as Underwriter with respect to the municipal securities referenced for purposes of MSRB Rule G-23 and Securities and Exchange Commission Rule 17 CFR (Registration of Municipal Advisors) and acknowledges receipt of the G-17 disclosures included herein.

This Agreement constitutes the entire agreement between the parties relating to the subject matter thereof and supersedes any prior understandings or representations. The Agreement may be amended or modified only by a writing signed by both parties. It is solely for the benefit of the Issuer and Stifel, and no other person.

This Agreement is submitted in duplicate originals. The acceptance of this Agreement by the Issuer will occur upon the return of one original executed by an authorized Issuer representative, and the Issuer hereby represents that the signatory below is so authorized.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Stifel, Nicolaus & Company, Incorporated

By 

Name: Alan Matlosz

Title: Managing Director

Date: March 11, 2026

ACCEPTANCE

Granby Ranch Metropolitan District

By _____

Name _____

Title _____

Date _____

EXHIBIT 05

Granby Ranch Metropolitan District

Website Accessibility Testing Summary

Testing date: March 20, 2026

On March 20, 2026, we completed page-by-page accessibility testing of the Granby Ranch Metropolitan District website using the WAVE Web Accessibility Evaluation Tool. This report includes screenshots of the 24 public-facing pages reviewed on the date of testing.

During this review, all WAVE-detected Errors and Contrast Errors identified on the pages tested were addressed. Based on the results documented in this report, the pages tested were highly accessible at the time of review.

Colorado's digital accessibility rules apply to public entities, including local governments and special districts, and use WCAG 2.1 Level A and AA success criteria as the technical standard for websites and online materials. Based on the testing and remediation documented here, the pages included in this report align with those requirements for the scope reviewed and support the District's compliance with Colorado's digital accessibility obligations.

Accessibility should continue to be maintained as an ongoing practice. Future changes to content, documents, forms, videos, and third-party tools should continue to be reviewed for accessibility as they are added or updated.

This report reflects the condition of the pages tested on March 20, 2026. Screenshots begin on the following page.

Home - Tested Mar 20, 2026

The following apply to the entire page:

WAVE powered by WebAIM
Address: <https://granbyranch.unleaded.dev/>
Styles: OFF ON

Summary

0	0	5
Errors	Contrast Errors	Alerts
15	29	39
Features	Structure	ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.
AIM Score: 9.9 out of 10

- 5 Alerts
 - 5 Redundant link
- 15 Features
 - 13 Alternative text
 - 1 Linked image with alternative text

Home Neighborhood Info Metropolitan District Transparency Litigation Updates

Granby Ranch Metropolitan District

The Granby Ranch Metropolitan District (the District) is located in Granby, Colorado. The District's service area covers approximately 232 acres of residential land primarily composed of 362 home lots.

Make Payment → Resident Sign-in →

History / Timeline - Tested Mar 20, 2026

The following apply to the entire page:

WAVE powered by WebAIM
Address: <https://granbyranch.unleaded.dev/history-s>
Styles: OFF ON

Summary

0	0	1
Errors	Contrast Errors	Alerts
5	24	75
Features	Structure	ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.
AIM Score: 10 out of 10

- 1 Alerts
 - 1 Redundant link
- 5 Features
 - 1 Null or empty alternative text
 - 1 Linked image with alternative text
 - 2 Figure

Home Events Metropolitan District Transparency Litigation Updates

History / Timeline

> Home History / Timeline

History / Timeline

The following is a brief history of the Granby Ranch Metro District:

Property Taxes - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/property>

Styles: OFF ON

Summary

0 Errors 0 Contrast Errors 3 Alerts

3 Features 20 Structure 37 ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.9 out of 10

3 Alerts

- 1 Redundant link
- 1 Justified text
- 1 Layout table

3 Features

Property Taxes

Property Taxes

Events - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/events>

Styles: OFF ON

Summary

0 Errors 0 Contrast Errors 1 Alerts

2 Features 39 Structure 41 ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

1 Alerts

- 1 Redundant link

2 Features

- 1 Linked image with alternative text

Community Events Calendar

← February

March 2026 1 event

April →

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
23	24	25	26	27	28	

General Information - Tested Mar 20, 2026

The screenshot shows the WAVE accessibility tool interface on the left and a browser window on the right. The browser window displays the 'General Information' page for Granby Ranch Metropolitan District. The WAVE Summary panel on the left indicates 0 Errors, 0 Contrast Errors, and 7 Alerts. The Alerts list includes 2 Suspicious link text, 1 Redundant link, and 4 Underlined text. The page content features a large heading 'General Information' and a sub-heading 'General Information About the District'.

Board Members - Tested Mar 20, 2026

The screenshot shows the WAVE accessibility tool interface on the left and a browser window on the right. The browser window displays the 'Board Members' page for Granby Ranch Metropolitan District. The WAVE Summary panel on the left indicates 0 Errors, 0 Contrast Errors, and 28 Alerts. The Alerts list includes 1 Redundant link, 4 Justified text, and 21 Underlined text. The page content features a large heading 'Board Members' and a sub-heading 'District Board Members'.

District Contractors - Tested Mar 20, 2026

powered by WAVE web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/district-c>

Styles: OFF ON

Summary

Errors	0	Contrast Errors	0	Alerts	5
Features	9	Structure	23	ARIA	75

Conratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.9 out of 10

5 Alerts

- 1 Redundant link
- 3 Underlined text
- 1 Layout table

The following apply to the entire page:

en

Home

Granby Ranch Metropolitan District

Events

District Contractors

h1

District Contractors

h2

District Contractors

Bond Debt - Tested Mar 20, 2026

powered by WAVE web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/bond-del>

Styles: OFF ON

Summary

Errors	0	Contrast Errors	0	Alerts	9
Features	9	Structure	32	ARIA	75

Conratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.8 out of 10

9 Alerts

- 1 Redundant link
- 7 Justified text
- 1 Layout table

The following apply to the entire page:

en

Home

Granby Ranch Metropolitan District

Events

Bond Debt

h1

Bond Debt

h2

Bond Debt

Insurance Coverage - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/insuranc>

Styles: OFF ON

Summary

Errors: 0 Contrast Errors: 0 Alerts: 11

Features: 5 Structure: 23 ARIA: 75

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.7 out of 10

11 Alerts

- 2 Suspicious link text
- 1 Redundant link
- 1 Link to PDF document
- 6 Justified text

Insurance Coverage

Home Events

Granby Ranch Metropolitan District

h1 Insurance Coverage

h2 District Insurance Coverage

The District is insured through the Colorado Special Districts Property and Liability Pool (CSDPL Pool). The CSDPL Pool is a self-insurance fund across Colorado participate. McGriff, Seibels and Williams, Inc. is the administrator of the self-insurance fund and operates under the

Promoting Transparency - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/transpan>

Styles: OFF ON

Summary

Errors: 0 Contrast Errors: 0 Alerts: 2

Features: 3 Structure: 33 ARIA: 37

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

2 Alerts

- 1 Redundant link
- 1 Justified text

Promoting Transparency

Home Neighborhood Infov Events Metropolitan District Transparency

Granby Ranch Metropolitan District

h1 Promoting Transparency

h2 Promoting Transparency

Colorado Open Records Requests - Tested Mar 20, 2026

The following apply to the entire page:

Summary

0	0	7
Errors	Contrast Errors	Alerts
7	25	75
Features	Structure	ARIA

Congratulations! No errors were detected! Manual testing is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.8 out of 10

7 Alerts

- 1 Redundant link
- 2 Link to PDF document
- 3 Justified text
- 1 Layout table

Colorado Open Records Request

CORA Requests

While the District actively promotes transparency between the District and the public, the District also recognizes the importance of promoting resources (which is primarily tax revenue and fees) used to operate the District. Consequently, the District does not publicly post all records rel

Past Board Meetings - Tested Mar 20, 2026

The following apply to the entire page:

Summary

0	0	40
Errors	Contrast Errors	Alerts
3	24	75
Features	Structure	ARIA

Congratulations! No errors were detected! Manual testing is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.4 out of 10

40 Alerts

- 1 Possible table caption
- 1 Redundant link
- 38 Link to PDF document

Past Board Meetings

Board Meeting Packets and Videos

Metropolitan District Document Library - Tested Mar 20, 2026

The following apply to the entire page:

Summary

Errors	0	Contrast Errors	0	Alerts	226
Features	227	Structure	28	ARIA	37

Conratulations! No errors were detected!
 Manual testing is still necessary to ensure compliance and optimal accessibility.
 AIm Score: 9.1 out of 10

226 Alerts

- 1 Redundant link
- 225 Link to PDF document

Metropolitan District Document

Litigation: Lease Purchase Agreement - Tested Mar 20, 2026

The following apply to the entire page:

Summary

Errors	0	Contrast Errors	0	Alerts	161
Features	164	Structure	29	ARIA	37

Conratulations! No errors were detected!
 Manual testing is still necessary to ensure compliance and optimal accessibility.
 AIm Score: 9.1 out of 10

161 Alerts

- 1 Redundant link
- 160 Link to PDF document

Litigation: Lease Purchase Agreement

Litigation: Capital Facility Fees - Tested Mar 20, 2026

WAVE powered by WebAIM
web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/litigation>

Styles: OFF ON

Summary

Errors	0	Contrast Errors	0	Alerts	48
Features	51	Structure	30	ARIA	37

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.
AIM Score: 9.4 out of 10

48 Alerts

- 1 Redundant link
- 47 Link to PDF document

The following apply to the entire page:

Home Neighborhood Info Metropolitan District Events Transparency

Granby Ranch Metropolitan District

Litigation: Capital Facility Fees

Litigation: Capital Facility Fees

Neighborhood Utility Services - Tested Mar 20, 2026

WAVE powered by WebAIM
web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/utility-ser>

Styles: OFF ON

Summary

Errors	0	Contrast Errors	0	Alerts	7
Features	11	Structure	25	ARIA	37

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.
AIM Score: 9.8 out of 10

7 Alerts

- 1 Redundant link
- 5 Underlined text
- 1 Layout table

The following apply to the entire page:

Home Neighborhood Info Metropolitan District Events Transparency Litigation Updates

Granby Ranch Metropolitan District

Neighborhood Utility Services

Neighborhood Utilities

Government Representatives - Tested Mar 20, 2026

WAVE powered by WebAIM
web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/governm>

Styles: OFF ON

The following apply to the entire page: *en*

Summary

Details Reference Order Structure Contrast

0 Errors 0 Contrast Errors 45 Alerts

19 Features 30 Structure 75 ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 9.4 out of 10

45 Alerts

- 2 Redundant link
- 2 Justified text
- 40 Underlined text

Home

Granby Ranch Metropolitan District

Events

Government Represer

Government Representatives

Government Representatives

Government Resources - Tested Mar 20, 2026

WAVE powered by WebAIM
web accessibility evaluation tool

Address: <https://granbyranch.unleaded.dev/governm>

Styles: OFF ON

The following apply to the entire page: *en*

Summary

Details Reference Order Structure Contrast

0 Errors 0 Contrast Errors 1 Alerts

2 Features 20 Structure 37 ARIA

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

1 Alerts

- 1 Redundant link

2 Features

- 1 Linked image with alternative text
- 1 Language

Home Neighborhood Info Metropolitan District Transparency

Granby Ranch Metropolitan District

Events

Government Resource

Government Resources

Government Resources

Legal Notice and Disclaimer - Tested Mar 20, 2026

WAVE powered by WebAIM web accessibility evaluation tool

Address: <https://granbyranch.unloaded.dev/legal-not>

Styles: OFF ON

Summary

Errors	0	Contrast Errors	0	Alerts	1
Features	2	Structure	28	ARIA	37

Congratulations! No errors were detected! [Manual testing](#) is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

1 Alerts

- 1 Redundant link

2 Features

- 1 Linked image with alternative text
- 1 Language

28 Structural Elements

The following apply to the entire page:

Home Neighborhood Info Metropolitan District Events Transparency

Granby Ranch Metropolitan District

Legal Notice and Disclaimer

Legal Notice and Disclaimer

Home

aria

aria-current="page"

aria-label="Breadcrumb"

Legal Notice and Disclaimer

Website Disclaimer

Contact - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/contact>

Styles: OFF ON

Summary

Details Reference Order Structure Contrast

0	0	2
Errors	Contrast Errors	Alerts
5	20	37
Features	Structure	ARIA

Congratulations! No errors were detected!
Manual testing is still necessary to ensure compliance and optimal accessibility.
AIM Score: 10 out of 10

- 2 Alerts
 - 1 Redundant link
 - 1 Layout table
- 5 Features
 - 1 Null or empty alternative text

Contact Granby Ranch Metropolitan District

Home Neighborhood Info Events Metropolitan District Transparency

Granby Ranch Metropolitan District

aria-current="page"

Contact Information

Privacy Statement - Tested Mar 20, 2026

The following apply to the entire page:

Address: <https://granbyranch.unleaded.dev/privacy>

Styles: OFF ON

Summary

Details Reference Order Structure Contrast

0	0	1
Errors	Contrast Errors	Alerts
2	35	37
Features	Structure	ARIA

Congratulations! No errors were detected!
Manual testing is still necessary to ensure compliance and optimal accessibility.
AIM Score: 10 out of 10

- 1 Alerts
 - 1 Redundant link
- 2 Features
 - 1 Linked image with alternative text
 - 1 Language

Privacy Statement

Home Neighborhood Info Events Metropolitan District Transparency

Granby Ranch Metropolitan District

aria-current="page" aria-label="Breadcrumbs"

Privacy Statement

Terms of Use - Tested Mar 20, 2026

powered by WebAIM

Address: <https://granbyranch.unloaded.dev/terms-of->

Styles: OFF ON

Summary

Details Reference Order Structure Contrast

0 Errors 0 Contrast Errors 2 Alerts

2 Features 36 Structure 37 ARIA

Congratulations! No errors were detected! Manual testing is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

- 2 Alerts
 - 1 Suspicious link text
 - 1 Redundant link
- 2 Features
 - 1 Linked image with alternative text

The following apply to the entire page:

Home Neighborhood Info Events Metropolitan District Transparency Litigation Updates

Terms of Use

Home > Terms of Use > Breadcrumbs

Terms of Use

Accessibility Statement - Tested Mar 20, 2026

powered by WebAIM

Address: <https://granbyranch.unloaded.dev/accessib>

Styles: OFF ON

Summary

Details Reference Order Structure Contrast

0 Errors 0 Contrast Errors 1 Alerts

4 Features 32 Structure 75 ARIA

Congratulations! No errors were detected! Manual testing is still necessary to ensure compliance and optimal accessibility.

AIM Score: 10 out of 10

- 1 Alerts
 - 1 Redundant link
- 4 Features
 - 1 Alternative text
 - 1 Linked image with alternative text
 - 1 Figure

The following apply to the entire page:

Home Events Metropolitan District Transparency Litigation Updates

Accessibility Statement

Home > Accessibility Statement > Breadcrumbs

Accessibility Statement

Our Commitment to Inclusion

Sitemap - Tested Mar 20, 2026

The screenshot displays the WAVE web accessibility evaluation tool interface. The address bar shows the URL: <https://granbyranch.unloaded.dev/sitemap>. The page title is "Sitemap".

Summary:

- Errors: 0
- Contrast Errors: 0
- Alerts: 2
- Features: 2
- Structure: 21
- ARIA: 37

Alerts:

- 2 Redundant link

Features:

- 1 Linked image with alternative text
- 1 Language

AIM Score: 10 out of 10

Page Content:

The page features a large "Sitemap" heading (h1) and a navigation menu with items: Home, Neighborhood Info, Events, Metropolitan District, and Transparency. A breadcrumb trail is visible: Home > Sitemap > Sitemap. A tooltip for the breadcrumb "Sitemap" shows the label "aria-label='Breadcrumb'" and the current page status "aria-current='page'".

Accessibility Annotations:

- An h2 heading is present below the main content.
- A Home link is present in the footer area.