GRANBY RANCH METROPOLITAN DISTRICT
Special Board Meeting Minutes

Meeting Date: Thursday July 09, 2026
Meeting Time: 6:03pm to 7:05pm
Meeting Location: Online video conference site as follows: https://www.gotomeet.me/Wolfersberger

I. Roll Call (6:03pm)

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
Dan Wilson	Asst. Treasurer / Secretary	Present
Natascha Drekonja		Present
Tom Young		Present
John Gillogley		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; GRCO attorney from law firm Husch Blackwell LLP (Katie Jenner); and the following residents/homeowners: Jeff Link, Bill Woodsen, Stephan Haberer and Jennifer Blum.

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 May 07, 2026 meeting minutes: The Board reviewed and discussed the February 26, 2026 board meeting minutes. Director Girard motioned to approve the minutes as presented. Director Wilson seconded the motion and the Board voted 5-0 to approve the motion.

f) Unscheduled public comments: Director Girard opened the floor to public comments. No members of the public provided comments.

III. Financial and Other Administrative Matters

a) Review and consider bond refinance options: The Bond Refinance Committee – comprised of Dan Wilson and Stefan Haberer – reviewed with the Board debt refinancing options prepared by the District's underwriter – Stifel. The Board reviewed and discussed the various refinancing options available to the District and the potential tax savings of each option for the homeowners.

Director Girard motioned to hire Butler Snow as bond counsel and disclosure counsel for the District. Director Drekonja seconded the motion and the Board voted 5-0 approving the motion.

Action Item #1: Director Wilson will call a special board meeting prior to the August 27th board meeting for the Board to review and determine whether to direct the underwriter to propose to refinance the District's debt with public debt or private debt.

b) Status update re. submission of District's restated service plan to the Town: Mr. Pogue reported the proposed restated service plan will be presented to Town Council on July 28th. He does not expect any significant objections will be raised by the Town to the proposed restated service plan.

IV. Adjournment (7:05pm)

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 Thursday August 27, 2026, at 6:00pm online at: https://www.gotomeet.me/Wolfersberger

DocuSigned by:
Dan Wilson
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Secretary Dan Wilson

8/27/2026
Date