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GRANBY RANCH METROPOLITAN DISTRICT
Special Board Meeting Minutes

Meeting Date: Thursday July 30, 2026
Meeting Time: 6:01pm to 7:13pm
Meeting Location: Online video conference site as follows: https://www.gotomeet.me/Wolfersberger

I. Roll Call (6:01pm)

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		Absent (Excused)
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); GRCO attorney from law firm Husch Blackwell LLP (Katie Jenner & David Richardson); and the following residents/homeowners: Jennifer Blum 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 four 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 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 July 09, 2026 meeting minutes: The Board reviewed and discussed the July 09, 2026 board meeting minutes. Director Girard motioned to approve the minutes as presented. Director Young seconded the motion and the Board voted 4-0 to approve the motion.

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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 public vs private debt refinancing options: Director Wilson presented various refinance options prepared by Stifel for the Board to consider. The Board reviewed and discussed each of the refinance options. Director Girard motioned to direct the Finance Committee to work on a refinancing the District's debt with a new 20-year public bond with a 10-year par call period. Director Young seconded the motion and the Board voted 2 for (Girard & Young) and 2 against (Gillogley and Wilson). The motion did not pass.

Director Wilson motioned to direct the Finance Committee to work on refinancing the District's debt with a new public bond. Director Girard seconded the motion and the Board voted 4-0 approving the motion.

Director Wilson motioned to direct the Finance Committee to work on refinancing the District's debt with a new public bond with a 10-year par call period. Director Girard seconded the motion and the Board voted 4-0 approving the motion.

The Board agreed to defer a vote on whether new public bond should have a payoff term of 15 years or 20 years.

Action Item #1: The Finance Committee will work with Stifel on the refinancing based on the direction provided by the Board.

IV. Adjournment (7:13pm)

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

DocuSigned by:
Dan Wilson
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8/27/2026

Secretary Dan Wilson Date