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GRANBY RANCH METROPOLITAN DISTRICT
Regular Board Meeting Minutes

Meeting Date: Thursday August 27, 2026
Meeting Time: 6:01pm to 7:02pm
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	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, Alexandrea Mejia (Icenogle, Sever & Pogue, PC); GRCO attorney from law firm Husch Blackwell LLP (David Richardson); and the following residents/homeowners: Mark Hermanson 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 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 30, 2026 meeting minutes: The Board reviewed and discussed the July 30, 2026 board meeting minutes. Director Girard motioned to approve the minutes as amended by Director Wilson. Director Young seconded the motion and the Board voted 4-0

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to approve the motion. (Director Drekonja did not attend that board meeting and abstained from voting.)

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 appointment of Treasurer: The Board reviewed and discussed the vacancy in the Treasurer position on the Board that was previously filled by Director Haberer. Director Girard motioned to appoint Director Wilson as the District's Treasurer. Director Young seconded the motion and the Board voted 5-0 approving the motion.

b) Review and ratify contractor invoices: The Board reviewed the schedule of contractor invoices submitted for payment since the last meeting – six invoices totaling $22,558. Director Girard motioned to approve payment of all invoices. Director Wilson seconded the motion and the Board voted 5-0 to approve the motion.

c) Review and consider July 31, 2026 financial reports: The District Manager reviewed and discussed with the Board the District's July 31, 2026 unaudited financial reports.

d) Review and consider audit engagement agreement with Flynn, CPA: The District Manager reported that the District's current auditor, Jimmy Rae, passed away recently and the District would need to hire a new auditor. The District Manager also reported that he has filed a 60-day extension with the State of Colorado to complete the audit of the District's 2025 financial statements by September 30th.

The District Manager reviewed with the Board the engagement letter submitted by Flynn CPA to audit the District's 2025 annual financial statements. Director Girard motioned to approve the engagement letter as presented and subject to Flynn CPA completing the audit by no later than September 30th. Director Gillogley seconded the motion, and the Board voted 5-0 to approve the motion.

e) Review and consider the refinance term for the proposed new bonds that will be replacing the District's current debt bonds: Director Wilson reviewed with the Board the differences in cash flows required to repay 15-year term bonds and 20-year term bonds. The Board reviewed and discussed the repayment projections for the two different refinance options. Mr. Hermanson stated during the public comment period that he supported a 20-year repayment term. Director Girard motioned to direct the Finance Committee to work with the District's underwriters and consultants on issuing a bond to refinance existing bonds with a 20-year repayment term. Director Drekonja seconded the motion and three directors voted in favor of the motion (Girard, Drekonja, Young) and two directors voted against the motion (Wilson and Gillogley).

Action Item #1: The Finance Committee will work with the District's underwriters and consultants on issuing a bond with a 20-year repayment term

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Action Item #2: At the request of Director Gillogley, Director Wilson will provide the Board with the calculations and assumptions supporting the cash flow projections for the refunding bonds.

IV. Adjournment (7:02pm)

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 12, 2026, at 6:00pm online at: https://www.gotomeet.me/Wolfersberger

DocuSigned by:
Dan Wilson
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10/16/2026

Secretary Dan Wilson — Date