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GRANBY RANCH METROPOLITAN DISTRICT
Special Board Meeting Minutes

Meeting Date: Tuesday October 13, 2026
Meeting Time: 6:01pm to 7:21pm
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	Treasurer / Secretary	Present
Natascha Drekonja		Present
Tom Young		Present
Vacancy		N/A

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icenogle, Sever & Pogue, PC); underwriters Alan Matloz and Stacy Mast (Sifel); bond counsel Matt Touchard and Courtney Diguardi (Butler Snow); and the following residents/homeowners: Mark Hermanson, John Gillogley, Colleen O' Connor, Ann Abplanalp, Craig Witte, Tom & Debbie DeBoalt.

II. Administrative Matters

a) Call to order: The meeting was called to order by Director Girard.

b) Declaration of quorum: Director Girard initially noted all five directors were present at the commencement of the meeting and quorum is met for this meeting. Director Gillogley stated that, per his email to the Board earlier today, he has resigned from the Board effective today.

c) Review director qualifications and present disclosures of potential conflicts of interest: Director Gillogley stated that, per his email to the Board earlier today, he has submitted a letter of resignation from the Board effective today at 12:01pm, and hence is no longer a board member. All remaining 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.

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e) Review and consider August 27, 2026 meeting minutes: The Board reviewed and discussed the August 27, 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.

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 proposed resolution authorizing the issuance of Limited Tax General Obligation Refunding Bonds, Series 2026, in the principal amount not to exceed $9,200,000 for the purpose of refunding the District's existing general obligation indebtedness: Director Wilson reviewed with the Board the current financial projections regarding the proposed refinancing of the District's existing Bond debt. The Board reviewed and discussed with bond counsel and with Stifel representatives the various options and current financial projections regarding the proposed refinancing of the District's bond debt. The Board agreed to delay to the next regular board meeting further consideration regarding the refinancing of the District's bonds.

Director Girard motioned to direct Butler Snow to notify bondholder as required of the District's intention to prepay $1.5 million of the District's series 2018 Bonds in December after the prepayment penalty period expires on December 1st. Director Drekonja seconded the motion and the Board voted 4-0 approving the motion.

IV. Adjournment (7:21pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Young 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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Secretary Dan Wilson

11/15/2026
Date