

GRANBY RANCH METROPOLITAN DISTRICT
REGULAR MEETING

NOTICE AND AGENDA

Given current events and advice and directives from state and federal agencies to avoid public gatherings due to public health concerns related to COVID-19, all Board members, consultants and members of the public are encouraged to participate in the meeting via the below listed remote conferencing information.

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
Matt Girard	President	May 2022
Steven Conrad	Asst. Secretary/Assist. Treasurer	May 2022
Frances Mejer	Secretary/Treasurer	May 2022
Timothy Archie	Asst. Secretary	May 2023
Glenn O’Flaherty	Asst. Secretary	May 2023

DATE: Friday, August 14, 2020

TIME: 10:00 a.m.

PLACE: **VIA AUDIO/VIDEO CONFERENCE:**

Join Zoom Meeting
<https://zoom.us/j/5500056704>
Meeting ID: 550 005 6704

One tap mobile
+13462487799,,5500056704# US (Houston)
+16699009128,,5500056704# US (San Jose)

Dial by your location
+1 346 248 7799 US
Meeting ID: 550 005 6704

Find your local number: <https://zoom.us/u/aeqvDCJocg>

I. ADMINISTRATIVE ITEMS:

- A. Call to Order.
- B. Approval of Agenda.

C. Declaration of Quorum/Director Qualifications/Disclosure Matters.

- D. Review and Consider Approval of May 29, 2020 Special Meeting Minutes (enclosure).
-

II. PUBLIC COMMENT (one comment per person – three (3) minutes maximum):

A.

III. FINANCIAL ITEMS:

- A. Review and Ratify and/or Approve Monthly Payment of Claims (enclosures).
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- B. Review and consider acceptance of the unaudited Financial Statements for the period ending July 31, 2020 (enclosure).
-

IV. LEGAL ITEMS:

- A. Status of Matters Subject to the 2018 GRMD Refinancing Settlement Agreement.

1. Status of appointment of GRMD eligible elector to the Headwaters Metropolitan District Board of Directors.
-

2. Status of Road repairs and Town of Granby's call of surety bonds.
-

- B. Status of Granby Ranch resort sale/foreclosure/ownership (enclosure).
-

- C. Status of Designation of Non-Voting Town Representative to District Board(s) pursuant to the Amended and Restated Intergovernmental Agreement dated November 8, 2016 (enclosure).
-

- D. Discuss and consider change to Granby Ranch Metropolitan District' name as a measure to make a distinction from other Granby Ranch entities.
-

V. OTHER ITEMS:

A. Report on research conducted related to Granby Ranch Metropolitan District No. 8 properties' taxes paid (40 Mills pledged to Granby Ranch debt).

B. Status of discrepancy between Town Ordinance and Granby Ranch PDOD regarding short term rentals.

C. Compliance Calendar Items (Informational):

1. August 25, 2020 (extended to October 13th this year) County Assessors to provide preliminary assessed valuation.
 2. October 15, 2020 draft 2021 budget submission to Board - deadline.
 3. October 27, 2020 Board/Budget Hearing Meeting scheduled.
 4. December 10, 2020 County Assessors provide certification of assessed valuation - deadline.
 5. December 15, 2020 Certification of Mill Levies to the County - deadline.
-

D. Confirm quorum, location and time for next regular Board Meeting / 2021 Budget Hearing (November 13, 2020).

VI. ADJOURNMENT:

The next regular Board Meeting is scheduled for November 13, 2020 (Regular Meeting/Budget Hearing).

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
GRANBY RANCH METROPOLITAN DISTRICT
HELD
MAY 29, 2020**

A special meeting of the Board of Directors of the Granby Ranch Metropolitan District (“GRMD”) was held on May 29, 2020 via Zoom.

ATTENDANCE: Directors in attendance via Zoom were:
Matt Girard; President
Fran Mejer; Secretary/Treasurer
Steven Conrad; Assistant Secretary/Assistant Treasurer

Also in Attendance via Zoom were:
Sue Blair (for a portion of the meeting) and Lisa A. Jacoby; Community Resource Services of Colorado
Alan Pogue; Icenogle Seaver Pogue, P.C.
Lisa Hemann; Chadwick, Steinkirchner, Davis & Co., P.C. (for a portion of the meeting)
Members of the public

I. ADMINISTRATIVE ITEMS:

- A. Call to Order** – Director Girard noted that a quorum of the Board was present and the meeting was called to order at approximately 10:00 a.m.
- B. Approval of Agenda** - Upon motion duly made by Director Conrad, seconded by Director Girard, and upon vote, unanimously carried, the Board approved the Agenda, as amended.
- C. Declaration of Quorum/Director Qualifications/Disclosure Matters** - Attorney Pogue confirmed prior to the meeting that conflict of interest disclosures, if any, were filed for each Board member no later than 72 hours before the meeting with the Secretary of State and the Board. Prior to the meeting, each director confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Each Director also confirmed prior to the meeting that nothing appeared on the agenda for which conflict of interest disclosures would be required to be filed.

It was noted that public comment would be heard throughout the meeting via the Zoom “chat” tool or via email to Attorney Alan Pogue at apogue@isp-law.com.

D. May 5, 2020 Director’s Election – Ms. Blair reported on an analysis of election returns and the official election results. The following Directors were deemed elected for the following terms of office:

Two (2) Director to serve a two-year term (until May 2023)

Timothy Archie
Glenn O’Flaherty

Director Girard administered to Timothy Archie and Glenn O’Flaherty their Oath’s of Office.

Appointment of Officer Positions – Following discussion, upon motion duly made Director Girard, seconded by Director O’Flaherty, and upon vote, unanimously carried, the following slate of officers was appointed:

President	Matt Girard
Secretary/Treasurer	Frances Mejer
Assist. Secretary/Assist. Treasurer	Steven Conrad
Assist. Secretary	Timothy Archie
Assist. Secretary	Glenn O’Flaherty

E. Director Compensation – Following discussion the Board unanimously determined to waive Director’s compensation as permitted under statute.

F. Review and Approve February 14, 2020 Regular Meeting Minutes - Upon motion duly made by Director Girard, seconded by Director Mejer, and upon vote, unanimously carried, the Board approved the February 14, 2020 Minutes, as presented.

G. Designation of Non-Voting Town Representative to District Board(s) - Director Girard updated the Board on discussion at the most recent Town Trustee meeting related to the Town’s intent to designate a Town Representative to serve as a non-voting member of each of the Granby Ranch area District Boards, pursuant to the Amended and Restated Intergovernmental Agreement By, Between and Among the Town of Granby; Granby Metropolitan District; Headwaters Metropolitan District; and Granby Ranch Metropolitan Districts 2-8 (“IGA”), dated November 8, 2016.

Per this IGA, the Town’s designated representative on each Board shall receive all District board package materials and engage in all Board discussions, including Executive Sessions, as a non-voting Board member. The Town plans to address this at the next Town Trustee meeting on June 9, 2020 and will likely provide written direction to each District as to who their respective Town representative will be.

H. Rosh (“Recreation & Open Space Housing”) Foundation – Director Girard reported that the ROSH Foundation was now dissolved and that the 1% transfer fee associated with the Foundation that occurred with land sale, was no longer in effect.

II. PUBLIC COMMENT:

- A. **Proposal from Robert O'Munneke related to combining of lots** – Mr. O'Munneke addressed the Board regarding combining of Lot 33 (*600 Lone Eagle Dr. – vacant*) and Lot 34 (*540 Lone Eagle Dr – residence*). Following discussion it was determined that the District does not have any legal authority regarding this matter and takes no position on the request.
- B. **Other General Public Comment** – Public comment was taken and responded to throughout the meeting via the Zoom “chat” tool or via email to Attorney Alan Pogue at apogue@isp-law.com.

Director Girard reported that the Headwaters Metropolitan District would hold a special meeting on Saturday, May 30, 2020 at 9:00 a.m. via Zoom, to primarily consider approval of an Independent Contractor Agreement with Touchstone Golf, LLC for Golf Course Management (Operations and Maintenance for the 2020 season).

III. FINANCIAL ITEMS:

- A. **2019 Audited Financial Statements** – Auditor Lisa Hemann, presented the draft Audited Financial Statements for the year ending December 31, 2019.

Following review and discussion, upon motion duly made by Director Girard, seconded by Director Mejer and, upon vote, unanimously carried, the Board approved the 2019 Audited Financial Statements, subject to finalization, and authorized the execution of the Representations Letter.

- B. **Claims** – Ms. Jacoby reported that the Board had received via email prior to the meeting, claims represented by check nos. 02025 – 02035 for a total amount of \$26,745.96. She noted that Community Resource Services would issue a credit with the next invoice for one entry related to Joel Megger’s or Lisa Jacoby’s attendance of the February 14, 2020 Board Meeting.

Upon motion duly made by Director Girard, seconded by Director Archie, and upon vote, unanimously carried, the Board approved the claims represented by check nos. 02025 – 02035 for a total amount of \$26,745.96.

1. **Payment of Invoices Monthly Rather than Quarterly** - Ms. Jacoby addressed the Board regarding the need for a change to the processing of payables from quarterly to monthly.

Following discussion, upon motion duly made by Director Girard, seconded by Director Mejer and, upon vote, unanimously carried, the Board authorized the processing of claims monthly, with the invoices to be presented to the Board for approval via email, and ratification of approval to occur with the next Board

Meeting. Further, the posting of the payables would occur on the website for public inspection, following the Board's approval of same.

- C. **Outstanding Mill Levy Tax Rebates** – Director Mejer and Ms. Jacoby reported on the current outstanding Tax Rebates a grand total of \$2,265.24, and the processing of 6 stop payments and re-issuance of checks to alternative addresses, totaling \$698.08. It was noted that Mr. Meggers was successful with the waiving the \$35.00 per check, stop payment bank fee. It was noted that the re-issued checks totaling \$698.08 were included in the current payables approved this meeting.

Director Mejer noted that no further follow-up would be taken regarding the remaining \$1,567.16 outstanding uncashed Tax Rebates.

- D. **Unaudited Financial Statements for the Period Ending April 30, 2020** – Ms. Jacoby presented the unaudited Financial Statements for the period ending April 30, 2020 and Cash Position adjusted as of May 22, 2020.

Director Mejer inquired regarding converting the financials from a cash basis to a modified accrual basis going forward. Following discussion, upon motion duly made by Director Girard, seconded by Director Mejer and, upon vote, unanimously carried, the Board accepted the April 30, 2020 financial statements and authorized the conversion of the financials from a cash basis to a modified accrual basis going forward.

IV. LEGAL ITEMS:

A. **Status of Matters Subject to the 2018 GRMD Refinancing Settlement Agreement**

1. **Status of Appointment of a Granby Ranch Metropolitan District (“GRMD”) Eligible Elector to the Headwaters Metropolitan District Board of Directors** – Director Girard noted that due to the receivership proceedings of the Granby Ranch Resort, no progress has been made towards defining a designated piece of unencumbered Headwaters Metropolitan District property to be used to qualify a GRMD eligible elector. However, as previously agreed to, it appeared that the Headwaters Metropolitan District was not pursuing this matter further at this time. He noted that efforts would continue to persuade Headwaters to live up to its agreement.
2. **Status of Road Repair Work** – Director Girard reported that the Town did “call” for the guaranty to release \$1.7M in funds for the purpose of performing the balance of promised road work. The Surety has denied the claim made by the Town, but that the Town has committed to pursuing further. It was noted that the Surety Bond was binding on the successor of the property.

It was reported at the last Board meeting by Director Girard that the commitment to add GRMD to the various Subdivision Improvement Agreements pursuant to

the terms of the 2018 bond refinancing agreements, would apparently not be honored.

- B. Status of Granby Ranch Resort Sale/Foreclosure** – Director Girard provided an update regarding the foreclosure; a receiver having been appointed and the judicial procedures in process. He noted that public auction is scheduled for July 16, 2020.

It was noted that a letter from Marise Ciprini of Granby Ranch Amenities, LLC regarding transition was included in the agenda packet.

As reported earlier in the meeting, the Headwaters Metropolitan District would hold a special meeting on Saturday, May 30, 2020 at 9:00 a.m. via Zoom, to primarily consider approval of an Independent Contractor Agreement with Touchstone Golf, LLC, for Golf Course Management (Operations and Maintenance for the 2020 season).

V. OTHER ITEMS:

- A. District Structure/Organizational Chart** – Director Girard presented a “General Structure Chart”, for which the purpose of the document is to provide an organized description of the District’s structure, relationships with other entities and purpose of any Intergovernmental Agreements or other document affecting the District’s operations. Director Girard was clear to note that this document was unofficial and not a legal document. Ms. Jacoby was directed to post it to the website following necessary revisions discussed.

- B. Website Contact Information** – The Board discussed limiting consultant’s expenditures by allowing the Board to be the first point of contact for the public. Following discussion, the Board determined to eliminate on the website, consultant contact information and replace it with Board member contact information.

- C. Discrepancy between Town Ordinance and Granby Ranch PDOD regarding Short Term Rentals** – Director Girard reported that the Town asserted that there was no discrepancy.

- D. Compliance Calendar** – Ms. Jacoby provided for informational purposes the below statutory compliance calendar of events:

1. June 4, 2020 Director’s Oath of Office filing - deadline.
2. June 30, 2020 draft audit submission to Board - deadline.
3. July 30, 2020 audit submission to State Auditor - deadline.
4. August 25, 2020 (extended to October 13th this year) County Assessors to provide preliminary assessed valuation.
5. October 15, 2020 draft budget submission to Board - deadline.
6. October 27, 2020 Board/Budget Hearing Meeting.
7. December 10, 2020 County Assessors provide certification of assessed valuation – deadline.

E. Confirmation of Quorum, Location and Time – The Board confirmed that the next Board Meeting would be held on August 14, at 10:00 a.m. at the regular meeting location or via Zoom (TBD).

VI. ADJOURNMENT - There being no additional business, the meeting was adjourned.

Respectfully submitted by,

Secretary for the meeting

DRAFT

System: 6/25/2020 9:43:46 AM
User Date: 6/25/2020

Granby Ranch Metro District
VENDOR CHECK REGISTER REPORT
Payables Management

Page: 1
User ID: kaley

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	6/25/2020
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02036	CRS	Community Resource Services	6/25/2020	1ST BANK	PMCHK00000015	\$11,278.00
02037	ICENOGLE	Icenogle Seaver Pogue	6/25/2020	1ST BANK	PMCHK00000015	\$4,264.00
Total Checks: 2						Total Amount of Checks: \$15,562.00

COMMUNITY RESOURCE SERVICES OF COLORADO
 7995 E. Prentice Avenue, Suite 103E
 Greenwood Village, CO 80111

Granby Ranch Metropolitan District
 7995 E. Prentice Avenue, Suite 103E
 Greenwood Village, CO 80111

May 31, 2020

May 31, 2020

Matter No. 68-1

GENERAL SERVICES

	\$3,842.50
	<u>400.00 CR</u>
Total New Charges	\$3,442.50

Matter No. 68-2

FINANCIAL SERVICES

	\$5,810.00
	<u>0.00</u>
Total New Charges	\$5,810.00

Matter No. 68-3

ELECTION SERVICES

	\$3,025.50
	<u>0.00</u>
Total New Charges	\$3,025.50

Client Totals

	\$12,678.00
	<u>400.00 CR</u>
Total New Charges	\$12,278.00

Client Appreciation Discount (1,000.00) Elections

11,278.00

COMMUNITY RESOURCE SERVICES OF COLORADO
 7995 E. Prentice Avenue, Suite 103E
 Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
 7995 E. Prentice Avenue, Suite 103E
 Greenwood Village, CO 80111

June 3, 2020
 68-1

Matter No. 68-1
 GENERAL SERVICES
 Bill No. 4815

Fees:			Hours	
05/01/20	LJ	Respond to the Town of Granby regarding a missing page of the 5.24.19 Minutes on the website and request webmaster reload.	0.1	\$18.50
05/06/20	LJ	Coordination of Auditor, Attorney and Board Members for proposed May meeting; consider Agenda matters.	1.1	\$203.50
05/06/20	LJ	Respond to auditor inquiries.	0.3	\$55.50
05/07/20	KJB	saving documents to system	0.1	\$12.00
05/07/20	LJ	Assist realtor with research related to the HOA for the Aspen Meadows Condomiums.	0.2	\$37.00
05/07/20	LJ	Respond to auditors continuing inquiries.	0.3	\$55.50
05/12/20	LJ	Follow-up on the status of Boundary Map updates.	0.2	\$37.00
05/13/20	LJ	Discuss with Director Girard correspondence received from an anonymous writer regarding Ridgeline; review correspondence and transmit to the Board.	0.4	\$74.00
05/14/20	KJB	revising boundary map change and filing with DOLA	0.2	\$24.00
05/18/20	LJ	Update the draft Agenda and respond to Director Girard and Mejer regarding related logistics.	0.2	\$37.00

05/18/20	LJ	Research and respond to Auditors inquiries.	0.4	\$74.00
05/19/20	LJ	Follow-up with Auditor regarding presentation of the Audit at the May 26, 2020 Board Meeting. Update the May 26, 2020 draft Agenda and transmit to all interested parties for revision comments. Incorporate Director Girard's revisions into the May 26, 2020 draft Agenda. Follow-up regarding the General Structure Chart. Contact Marchetti and Weaver regarding the structure for District No. 8 vs. Sol Vista MD.	1.6	\$296.00
05/20/20	LJ	Attend call with Director Girard to work in General Structure Chart. Review the Audit for additional related information. Reseach Assessed Ratios for Director Girard and calculate taxes collected for 600 Lone Eagle and 540 Lone Eage. Continued follow-up regarding assessment calculations. Provide Oath of Office language for the administration of Oaths by Director Girard. Modify Org Chart. Review statute and respond regarding Board appointment by County Commissioners. Research Capital Facilities Fees.	2.1	\$388.50
05/22/20	LJ	Collection of enclosure documentation and finalization of the May 29, 2020 Agenda packet prior to reproduction and distribution.	3.7	\$684.50
05/22/20	SO	Scan, save board meeting packet	0.3	\$34.50
05/22/20	KJB	sending notice and agenda to Fran, County and website	0.2	\$24.00
05/26/20	LJ	Prepare for the May 29, 2020 Zoom Board Meeting - discuss with Attorney Pogue the process and conduct of the May 29, 2020 Zoom Board Meeting. Respond to Director Mejer regarding payable matters.	1.7	\$314.50
05/26/20	KJB	saving documents to system	0.2	\$24.00
05/26/20	KB	File maintenance	0.2	\$24.00

05/27/20	LJ	Amend the May 20, 2020 Agenda Packet and distribute.	0.4	\$74.00
05/28/20	LJ	Respond to Director Girard regarding the consolidation of lot matters.	0.3	\$55.50
05/29/20	LJ	Prepare for and attend the May 29, 2020 Board Meeting. Perform post Board Meeting follow-up. Travel and meet with Director Girard for the signing of checks. Review the website and provide revisions to the webmaster	7.0	\$1,295.00
		Hours:	21.2	
		Total fees:		\$3,842.50

Expenses:

05/31/20	SB	CREDIT - L. Jacoby participation in 2.14.20 Board meeting.		\$400.00 CR
		Total expenses:		\$400.00 CR

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

June 3, 2020
68-2

Matter No. 68-2
FINANCIAL SERVICES
Bill No. 4816

Fees:			Hours	
05/05/20	JMB	Audit	2.8	\$518.00
05/06/20	JMB	Audit	2.0	\$370.00
05/07/20	JMB	Audit	3.3	\$610.50
05/12/20	JMB	Audit	1.0	\$185.00
05/13/20	JMB	Continuing disclosure form	0.8	\$148.00
05/13/20	JMB	April 2020 financials	1.5	\$277.50
05/19/20	JMB	Audit	2.3	\$425.50
05/19/20	KB	Process payables	0.7	\$84.00
05/20/20	KB	Process payables	0.7	\$84.00
05/20/20	JMB	Move funds for bond payment	0.3	\$55.50
05/20/20	JMB	Review payables	0.3	\$55.50
05/20/20	JMB	Audit	3.0	\$555.00
05/21/20	KB	Process payables, submit for review.	0.3	\$36.00
05/21/20	JMB	Audit	0.8	\$148.00
05/22/20	KB	Process payables	0.2	\$24.00
05/22/20	JMB	April financials	0.5	\$92.50

05/22/20	JMB	Audit	6.3	\$1,165.50
05/26/20	KB	Emails to board members	0.3	\$36.00
05/26/20	JMB	Email with UMB - Bond payment	0.3	\$55.50
05/26/20	JMB	Audit	1.0	\$185.00
05/27/20	PB	Audit work, supplementary information research/review.	0.7	\$133.00
05/28/20	KB	Prepare check packet	0.4	\$48.00
05/29/20	JMB	Board Meeting	2.8	\$518.00
		Hours:	32.3	
		Total fees:		\$5,810.00

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

June 3, 2020
68-3

Matter No. 68-3
ELECTION SERVICES
Bill No. 4817

Fees:			Hours	
05/01/20	KB	Scan ballots	0.1	\$12.00
05/01/20	LJ	Perform election services.	1.5	\$277.50
05/01/20	AA	Picking up Ballots	1.0	\$70.00
05/02/20	KJB	saving election documents to system	0.1	\$12.00
05/03/20	KJB	drafting judges abstract and sending for review	0.3	\$36.00
05/04/20	LJ	Perform election services.	0.5	\$92.50
05/04/20	LJ	Perform election services.	2.2	\$407.00
05/04/20	KB	Prepare election documents	0.2	\$24.00
05/04/20	KB	Scan ballots	0.2	\$24.00
05/04/20	RB	Day and time stamp incoming ballots	0.1	\$11.50
05/04/20	MP	Process ballot requests	2.5	\$375.00
05/04/20	AA	Opening Envelopes	0.1	\$7.00
05/05/20	LJ	Perform election services.	1.5	\$277.50
05/05/20	KJB	drafting judges certification of election and sending for review	0.3	\$36.00
05/05/20	RB	Counting of votes from ballots	0.3	\$34.50

05/05/20	KB	Scan, open and count ballots. Prepare paperwork, scan and organize, and fill out paperwork	0.4	\$48.00
05/06/20	LJ	Coordination of post election matters.	0.5	\$92.50
05/08/20	LJ	Continued performance of election services.	1.7	\$314.50
05/11/20	SB	Preparation of canvass documents; coordinate canvass board; election wrap-up.	1.3	\$247.00
05/12/20	KB	Prepare election documents	0.1	\$12.00
05/13/20	LJ	Discuss with Sue Blair and Matt Girard election matters related to John Gillogley. Forward John Gillogley correspondence to Matt Girard. Attend Canvass Board meeting.	1.5	\$277.50
05/14/20	KB	Organize election materials	0.4	\$48.00
05/18/20	PS	Recount Ballots and finalize Judges Certificate	0.5	\$70.00
05/18/20	KB	Post-election organization	0.1	\$12.00
05/18/20	RB	Recount of Grandby Ranch ballots	0.2	\$23.00
05/19/20	LJ	Follow-up with Sue Blair related to attending the May 29, 2020 special meeting to present regarding the election results.	0.1	\$18.50
05/20/20	LJ	Follow-up with the Attorney and staff regarding administration of Oaths.	0.2	\$37.00
05/26/20	KB	Process payables. Print checks.	0.5	\$60.00
05/27/20	KJB	communication with attorney on filing election documents	0.1	\$12.00
05/29/20	SB	Participation in Board meeting to discuss election processes.	0.3	\$57.00
			Hours:	18.8
			Total fees:	\$3,025.50



ICENOGL SEAVR POGUE

Granby Ranch Metropolitan District
c/o CRS of Colorado, LLC
7995 E Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

May 31, 2020
Statement No. 18134
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0003000 SERVICE PLAN 8.04	0.00	0.00	0.00	-8.04	\$0.00
1309-0007000 RESOLUTIONS 4.53	0.00	0.00	0.00	-4.53	\$0.00
1309-0008000 MEETINGS 946.50	1,819.50	0.00	0.00	-946.50	\$1,819.50
1309-0009000 ELECTIONS 1,474.87	155.00	0.00	0.00	-1,474.87	\$155.00
1309-0015000 BUDGETS 3.31	0.00	0.00	0.00	-3.31	\$0.00
1309-0017000 AUDITS 0.00	300.00	0.00	0.00	0.00	\$300.00
1309-0102000 CITYWIDE LITIGATION 0.33	0.00	0.00	0.00	-0.33	\$0.00
1309-2000000 GENERAL 3,505.32	2,009.50	0.00	10.00	-3,505.32	\$2,019.50
<u>5,942.90</u>	<u>4,284.00</u>	<u>0.00</u>	<u>10.00</u>	<u>-5,942.90</u>	<u>\$4,294.00</u>



ICENOGL SEAVR POGUE

Granby Ranch Metropolitan District
c/o CRS of Colorado, LLC
7995 E Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

May 31, 2020
Statement No. 18134
Account No. 1309

SERVICE PLAN

Previous Balance	\$8.04
<u>Payments</u>	
Total Payments Thru 06/05/2020	-8.04
Balance Due	<u>\$0.00</u>

Account No: 1309-0007000
Statement No: 18134

RESOLUTIONS

Previous Balance	\$4.53
<u>Payments</u>	
Total Payments Thru 06/05/2020	-4.53
Balance Due	<u>\$0.00</u>

Account No: 1309-0008000
Statement No: 18134

MEETINGS

Fees

			Hours	
05/26/2020	ACW	Review agenda for May 29 meeting; prepare and send comments on same to Mr. Pogue	0.90	207.00
	ADP	Conference with Jacoby re Board meeting prep	0.30	112.50
05/28/2020	ADP	Prepare for and participate in May Board meeting; correspond with Girard re same; conference with Wool re same	0.70	262.50
05/29/2020	ADP	Prepare for and participate in May Board meeting; correspond with Girard re SIA issue	3.30	<u>1,237.50</u>
		For Current Services Rendered	5.20	<u>1,819.50</u>

Granby Ranch Metropolitan District

Statement No.: May 31, 2020
 Account No.: 18134
 1309.0008000
 Page: 2

Total Current Work	1,819.50
Previous Balance	\$946.50
<u>Payments</u>	
Total Payments Thru 06/05/2020	-946.50
Balance Due	<u>\$1,819.50</u>

Account No: 1309-0009000
 Statement No: 18134

ELECTIONS

Fees

			Hours	
05/22/2020	SLP	Prepare oaths of office for Mr. O'Flaherty and Mr. Archie; follow-up with Ms. Jacoby re bond and election results	1.00	155.00
		For Current Services Rendered	1.00	155.00
		Total Current Work		155.00
		Previous Balance		\$1,474.87

Payments

Total Payments Thru 06/05/2020	-1,474.87
Balance Due	<u>\$155.00</u>

Account No: 1309-0015000
 Statement No: 18134

BUDGETS

Previous Balance	\$3.31
------------------	--------

Payments

Total Payments Thru 06/05/2020	-3.31
Balance Due	<u>\$0.00</u>

Account No: 1309-0017000
 Statement No: 18134

AUDITS

Granby Ranch Metropolitan District

Statement No.: May 31, 2020
 Account No.: 18134
 1309.0017000
 Page: 3

Fees

			Hours	
05/21/2020	ADP	Finalize audit response letter; correspond with Wool re same	0.80	300.00
		For Current Services Rendered	0.80	300.00
		Total Current Work		300.00
		Balance Due		<u>\$300.00</u>

Account No: 1309-0102000
 Statement No: 18134

CITYWIDE LITIGATION

Previous Balance \$0.33

Payments

Total Payments Thru 06/05/2020 -0.33

Balance Due \$0.00

Account No: 1309-2000000
 Statement No: 18134

GENERAL

Fees

			Hours	
05/01/2020	ACW	Monitor Granby Realty Holdings Litigation (2020CV30003); review Receiver's Second Interim Report	0.40	92.00
05/04/2020	ADP	Review monthly receiver report; conference with Girard re same	0.30	112.50
05/06/2020	KNR	Audit response	0.10	19.00
	SLP	Prepare 2019 audit response letter; circulate for review and comment	1.00	155.00
05/07/2020	ACW	Review and respond to 2019 audit request letter	0.20	46.00
	DAE	Review audit letter	0.10	32.00
05/12/2020	ACW	Correspond with Mr. Chavez re District map update	0.10	23.00
05/14/2020	ADP	Conference with Girard re open meetings law	0.40	150.00
05/21/2020	ACW	Correspond with Mr. Pogue re audit response letter; revise same to reflect resolution of Citywide Banks quiet title litigation	0.80	184.00
05/22/2020	ACW	Review and comment on District's draft 2019 Audit	1.20	276.00

System: 7/22/2020 8:43:54 PM
Server Date: 7/22/2020

Granby Ranch Metro District
VENDOR CHECK REGISTER REPORT
Payables Management

Page: 1
User ID: kaley

Ranges:	From:	To:	From:	To:
Check Number	First	Last	Check Date	7/22/2020
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02038	CRS	Community Resource Services	7/22/2020	1ST BANK	PMCHK00000016	\$3,693.45
02039	ICENOGLE	Icenogle Seaver Pogue	7/22/2020	1ST BANK	PMCHK00000016	\$3,984.65
Total Checks:	2				Total Amount of Checks:	\$7,678.10

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

June 30, 2020

June 30, 2020

Matter No. 68-1

GENERAL SERVICES

\$2,243.00

40.95

Total New Charges

\$2,283.95

Matter No. 68-2

FINANCIAL SERVICES

\$1,379.00

0.00

Total New Charges

\$1,379.00

Matter No. 68-3

ELECTION SERVICES

\$30.50

0.00

Total New Charges

\$30.50

Client Totals

\$3,652.50

40.95

Total New Charges

\$3,693.45

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
 7995 E. Prentice Avenue, Suite 103E
 Greenwood Village, CO 80111

July 5, 2020
 68-1

Matter No. 68-1
 GENERAL SERVICES
 Bill No. 5051

Fees:			Hours	
06/01/20	LJ	Follow-up on website update matters. Prepare letter for Robert O'Munneke re: combining 600 Lone Eagle Dr (Lot 33) and 540 Lone Eagle Dr (lot 34) and transmit to Director Girard for signature.	0.9	\$166.50
06/02/20	LJ	Continued follow-up on website matters.	0.5	\$92.50
06/03/20	LJ	Continued post May 29, 2020 Board Meeting follow-up. Prepare the May 29, 2020 Minutes.	2.8	\$518.00
06/03/20	KJB	saving election documents to system	0.1	\$12.00
06/04/20	LJ	Request clarification from Director Girard for Minute language; complete the draft May 29, 2020 Minutes and transmit to Attorney Pogue for comment. Prepare the August 14, 2020 draft Agenda.	1.2	\$222.00
06/08/20	LJ	Review and transmit to webmaster the updated org chart.	0.1	\$18.50
06/11/20	KJB	updating district book page	0.1	\$12.00
06/15/20	LJ	Research bond documents as related to mill levy matters.	0.7	\$129.50
06/15/20	LJ	Research and respond to Director Girard regarding the relationship (if any) of District No. 2 & No. 8 to Granby Ranch MD.	0.7	\$129.50

06/17/20	LJ	Research and respond to Director Girard regarding the excluded debt service obligation of District No. 8. Follow-up with the Assessor regarding same.	1.5	\$277.50
06/19/20	LJ	Continued contact and research of County Assessor records regarding GRMD8 payment of debt to GRMD.	0.5	\$92.50
06/22/20	LJ	Assist Director Girard with verification of taxes for random GRMD8 properties.	0.8	\$148.00
06/24/20	LJ	Respond regarding the status of Capital Fee payment for 1440 Mount Neva Drive. Modify correspondence to the Assessor and spreadsheet regarding GRMD8 and transmit to Director Mejer.	1.6	\$296.00
06/24/20	KJB	sending documents to Stacie	0.2	\$24.00
06/25/20	LJ	Instruct staff regarding signing of June payable checks.	0.1	\$18.50
06/25/20	KB	File maintenance	0.1	\$12.00
06/26/20	LJ	Coordinate with Director Girard the signing of checks for the June payables - travel and meet.	0.3	\$55.50
06/30/20	LJ	Review and transmit to Director Girard a voice mail received regarding a reservation at the resort for a wedding.	0.1	\$18.50
		Hours:	12.3	
		Total fees:		\$2,243.00

Expenses:

06/30/20	SB	Photocopies - June		\$40.95
		Total expenses:		\$40.95

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

July 5, 2020
68-2

Matter No. 68-2
FINANCIAL SERVICES
Bill No. 5052

Fees:			Hours	
06/01/20	KB	Scan and save checks. Mail checks.	0.7	\$84.00
06/03/20	KB	Emails regarding insurance	0.2	\$24.00
06/03/20	JMB	Annual disclosure statements	2.0	\$370.00
06/05/20	PB	Supplementary disclosures for audit	0.5	\$95.00
06/05/20	JMB	Audit	0.8	\$148.00
06/09/20	JMB	May financials	1.5	\$277.50
06/15/20	JMB	Audit	0.3	\$55.50
06/18/20	KB	Email invoices to the board for approval.	0.3	\$36.00
06/23/20	NB	Mailed out a letter.	0.1	\$11.00
06/24/20	KB	Process payables	0.6	\$72.00
06/25/20	KB	Process payables. Print checks.	0.8	\$96.00
06/25/20	JMB	Review Payables	0.2	\$37.00
<hr/>				
06/29/20	KB	Scan checks. Mail checks.	0.3	\$36.00
06/30/20	JMB	Csafe wire to UMB	0.2	\$37.00
		Hours:	8.5	
		Total fees:		\$1,379.00

COMMUNITY RESOURCE SERVICES OF COLORADO
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO O 80111

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

July 5, 2020
68-3

Matter No. 68-3
ELECTION SERVICES
Bill No. 5053

Fees:			Hours	
06/05/20	LJ	Confirm filing of Oaths with DOLA, the Clerk and Recorder and the Court.	0.1	\$18.50
06/11/20	KJB	sending emails to Stacie for DOLA	0.1	\$12.00
		Hours:	0.2	
		Total fees:		\$30.50



ICENOGL SEAVR POGUE

Granby Ranch Metropolitan District
c/o CRS of Colorado, LLC
7995 E Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

June 30, 2020
Statement No. 18255
Account No. 1309

	Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0000000	0.00	345.00	0.00	0.00	0.00	\$345.00
1309-0008000 MEETINGS	1,819.50	112.50	0.00	0.00	-1,819.50	\$112.50
1309-0009000 ELECTIONS	155.00	511.50	0.00	0.00	-155.00	\$511.50
1309-0017000 AUDITS	300.00	0.00	0.00	0.00	-300.00	\$0.00
1309-2000000 GENERAL	2,019.50	2,923.50	0.00	82.15	-2,009.50	\$3,015.65
	<u>4,294.00</u>	<u>3,892.50</u>	<u>0.00</u>	<u>82.15</u>	<u>-4,284.00</u>	<u>\$3,984.65</u>



ICENOGL SEAVR POGUE

Granby Ranch Metropolitan District
c/o CRS of Colorado, LLC
7995 E Prentice Avenue, Ste 103E
Greenwood Village, CO 80111

June 30, 2020
Statement No. 18255
Account No. 1309

Fees

		Hours	
06/12/2020	ACW		
			Review Notice Pursuant to C.R.C.P. 120 in Case No 2020CV30024 to the District concerning Granby Realty Holdings foreclosure; correspond with Mr. Pogue re implications for District
		1.50	345.00
		1.50	345.00
			For Current Services Rendered
			Total Current Work
			345.00
			Balance Due
			<u>\$345.00</u>

Account No: 1309-0008000
Statement No: 18255

MEETINGS

Fees

		Hours	
06/03/2020	ADP		
			Review and revise May meeting minutes; correspond with Jacsby re same
		0.30	112.50
		0.30	112.50
			For Current Services Rendered
			Total Current Work
			112.50
			Previous Balance
			\$1,819.50

Payments

Total Payments Thru 07/10/2020	-1,819.50
Balance Due	<u>\$112.50</u>

Account No: 1309-0009000
Statement No: 18255

ELECTIONS

Fees

			Hours	
06/01/2020	SLP	Review oaths of office; correspond with Ms. Jacoby and Ms. Blair re status of bond	0.30	46.50
06/03/2020	SLP	Review certificate of bond; finalize and e-file oaths of office for Archie and O'Flaherty with Grand County District Court, Division of Local Government, and transmit same to Grand County Clerk and Recorder	1.00	155.00
06/04/2020	SLP	Review and save DLG filing acceptance	0.30	46.50
06/11/2020	SLP	Review correspondence from DLG; correspondence with Mr. McConnell re election filing; correspond with Ms. K Blair re insufficient canvassers forms; prepare canvassers certificate of elections results; transmit same to K Blair	1.00	155.00
06/15/2020	SLP	Review election certificate; correspond with K Blair re same	0.30	46.50
06/22/2020	SLP	Review canvassers certificate received; correspond with K Blair re insufficient signatures	0.40	62.00
		For Current Services Rendered	3.30	511.50
		Total Current Work		511.50
		Previous Balance		\$155.00

Payments

Total Payments Thru 07/10/2020	-155.00
Balance Due	<u>\$511.50</u>

Account No: 1309-0017000
Statement No: 18255

AUDITS

Previous Balance	\$300.00
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Payments

Total Payments Thru 07/10/2020	-300.00
Balance Due	<u>\$0.00</u>

Account No: 1309-2000000
Statement No: 18255

GENERAL

Fees

		Hours	
06/01/2020	ADP	Correspond with Girard re SIA obligations; review plat re same; prepare letter re lot combination	0.40 150.00
06/02/2020	ADP	Conference with Krob re road surety; conference with Girard re same	0.70 262.50
	ACW	Review plats for district filings for lender signature and notations re subdivision improvement agreements	0.40 92.00
06/08/2020	ADP	Review correspondence re road/surety issues; conference with Girard re same; conference with Town staff re same	3.20 1,200.00
06/10/2020	ACW	Review Notice Pursuant to CRCP 120 re Foreclosure of Deed of Trust	0.50 115.00
06/11/2020	ACW	Review District inclusion and exclusion history; correspond with Mr. Chavez re same to assist in preparation of accurate District map	1.50 345.00
06/16/2020	ACW	Locate recorded orders for inclusion and exclusion compare with information in 2018 bond documents concerning district acreage; prepare spreadsheet of District inclusion and exclusion history; transmit to Mr. Chavez for map preparation; correspond with Mr. Pogue re Granby Realty Holdings foreclosure effect on inclusion and exclusion of property	3.30 759.00
		For Current Services Rendered	<u>10.00 2,923.50</u>

Advances

05/27/2020	Copies of recorded documents	7.67
05/27/2020	Case History purchases	30.00
06/11/2020	Copies of recorded documents	44.48
	Total Advances	<u>82.15</u>
	Total Current Work	3,005.65
	Previous Balance	\$2,019.50

Payments

Total Payments Thru 07/10/2020	-2,009.50
Balance Due	<u>\$3,015.65</u>
Total Balance Due	<u>\$3,984.65</u>

**GRANBY RANCH METROPOLITAN DISTRICT
CASH POSITION STATEMENT
For the Seven Months Ended July 31, 2020
Adjusted as of August 5, 2020**

	CHECKING 1st Bank	INVESTMENT			TOTAL ALL ACCOUNTS
		CSAFE	UMB		
			Bond Fund	Bond Reserve	
Beginning balance per bank	\$ 250	\$ 453,535	\$ 169,976	\$ 904,944	\$ 1,528,705
YTD credits - Total deposits, wires and transfers	72,190	933,450	368,049	4,901	1,378,590
YTD debits - Total vouchers, wires and transfers	(70,790)	(430,488)	(324,427)	(6,969)	(832,674)
YTD balance	1,650	956,497	213,598	902,876	2,074,621
Less outstanding checks:	(5,366)				(5,366)
YTD book balance	(3,716)	956,497	213,598	902,876	2,069,255
Current activity					
Transfers	10,000	(10,000)	-	-	-
Current payables:	(1,054)	-	-	-	(1,054)
Adjusted balance	5,230	946,497	213,598	902,876	2,068,201
Less restricted cash - debt service	-		(213,598)	(902,876)	(1,116,474)
Adjusted unrestricted cash balance	\$ 5,230	\$ 946,497	\$ -	\$ -	\$ 951,727

**GRANBY RANCH METROPOLITAN DISTRICT
FUND ALLOCATION OF AVAILABLE BALANCES
For the Seven Months Ended July 31, 2020**

Account Activity Item Description	General	Debt Service	TOTAL ALL FUNDS
Beginning fund balance	\$ 116,348	\$ 1,402,371	\$ 1,518,719
YTD DEPOSITS			
Property taxes	309,207	624,437	933,644
Specific ownership taxes	13,938	28,421	42,359
Interest	1,382	8,943	10,325
Facility fees	-	-	-
Contribution form Sol Vista Metro District	-	-	-
Total deposits	324,527	661,801	986,328
YTD total payables	(70,159)	(359,845)	(430,004)
ADJUSTED FUND BALANCE	370,716	1,704,327	2,075,043
Less accruals	(2,283)	(4,559)	(6,842)
YTD ENDING FUND BALANCES	\$ 368,433	\$ 1,699,768	\$ 2,068,201
Less restricted cash		\$ (1,116,474)	\$ (1,116,474)
YTD ENDING ADJUSTED FUND BALANCES	\$ 368,433	\$ 583,294	\$ 951,727

page 4

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GRANBY RANCH METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

July 31, 2020

GRANBY RANCH METROPOLITAN DISTRICT
COMBINED BALANCE SHEET - ALL FUND TYPES AND ACCOUNT GROUPS
July 31, 2020
Unaudited

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<u>ASSETS AND OTHER DEBITS</u>			
Current Assets			
Cash in checking - 1st Bank	\$ (18,123)	\$ 14,408	\$ (3,715)
Cash in Csafe	387,610	568,886	956,496
Receivable with county treasurer	2,283	4,116	6,399
Property taxes receivable	345,849	744,772	1,090,621
Prepaid expenses	-	443	443
Total current assets	<u>717,619</u>	<u>1,332,625</u>	<u>2,050,244</u>
Other Debits			
UMB bond fund 2018	-	213,598	213,598
UMB reserve fund 2018	-	902,876	902,876
Total other debits	<u>-</u>	<u>1,116,474</u>	<u>1,116,474</u>
TOTAL ASSETS AND OTHER DEBITS	<u>\$ 717,619</u>	<u>\$ 2,449,099</u>	<u>\$ 3,166,718</u>
<u>LIABILITIES AND FUND BALANCES</u>			
Current Liabilities			
Accounts payable	\$ 1,054	\$ -	\$ 1,054
Deferred property taxes	345,849	744,772	1,090,621
Total current liabilities	<u>346,903</u>	<u>744,772</u>	<u>1,091,675</u>
FUND BALANCE			
Tabor emergency reserves	9,752	-	9,752
Unassigned	106,596	-	106,596
Debt service - beginning fund balance	-	1,402,371	1,402,371
Current earnings	254,368	301,956	556,324
Total fund balances	<u>370,716</u>	<u>1,704,327</u>	<u>2,075,043</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 717,619</u>	<u>\$ 2,449,099</u>	<u>\$ 3,166,718</u>

**GRANBY RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
For the Seven Months ending July 31, 2020
Unaudited**

	2020 Budget	YTD Actual	Variance Over (Under)	Percent of Budget (58% YTD)
REVENUES				
Property taxes	\$ 345,849	\$ 309,207	\$ (36,642)	89%
Specific ownership taxes	27,668	13,938	(13,730)	50%
Interest	-	1,382	1,382	0%
Total revenues	<u>373,517</u>	<u>324,527</u>	<u>(48,990)</u>	<u>87%</u>
EXPENDITURES				
Audit	5,000	-	(5,000)	0%
District management	32,000	9,456	(22,544)	30%
Accounting	25,000	15,166	(9,834)	61%
County treasurer fees	17,292	15,466	(1,826)	89%
Dues and licenses	1,000	503	(497)	50%
Election	1,000	11,254	10,254	1125%
Insurance	5,000	3,265	(1,735)	65%
Legal	25,000	13,808	(11,192)	55%
Miscellaneous	1,000	1,241	241	124%
Operations reserve	100,000	-	(100,000)	0%
Emergency reserve	11,206	-	(11,206)	0%
Total expenditures	<u>223,498</u>	<u>70,159</u>	<u>(153,339)</u>	<u>31%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 150,019</u>	254,368	<u>\$ (104,349)</u>	
BEGINNING FUND BALANCE		<u>116,348</u>		
ENDING FUND BALANCE		<u>\$ 370,716</u>		

**GRANBY RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
For the Seven Months ending July 31, 2020
Unaudited**

	2020 Budget	YTD Actual	Variance Over (Under)	Percent of Budget (58% YTD)
REVENUES				
Property taxes	\$ 744,772	624,437	\$ (120,335)	84%
Specific ownership taxes	55,858	28,421	(27,437)	51%
Interest	22,000	8,943	(13,057)	41%
Contribution from SolVista Metro District	35,000	-	(35,000)	0%
Total revenues	857,630	661,801	(195,829)	77%
EXPENDITURES				
Bond principal	70,000	-	(70,000)	0%
Bond interest	648,750	324,375	(324,375)	50%
County treasurer fees	37,239	31,233	(6,006)	84%
Paying agent fees	6,000	4,237	(1,763)	71%
Total expenditures	761,989	359,845	(402,144)	47%
NET CHANGE IN FUND BALANCE	\$ 95,641	301,956	\$ (206,315)	
BEGINNING FUND BALANCE		<u>1,402,371</u>		
ENDING FUND BALANCE		<u>\$ 1,704,327</u>		

Foreclosure-Book

Foreclosur	DOT Borrower	DOT Rec info	Original Lendor	ED Record d	Sale date	Legal	Purchaser	Bid-deficiency	First Pub dat	Outstanding	Current Lende	Withdra	Withdrawal Rece
F20-001	LUKE A BAKKE	at Reception No. 2017004493	EVERETT FINANCIAL, INC.	January 14, 2020	May 8, 2020	THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE			March 12, 2020	\$276,375.33	JPMORGAN CHASE BANK,	2/12/2020	2020001190
F20-002	MAJESTIC RIDGE, LLC	at Reception No. 2019002146	COST FUND 1, LLC	January 28, 2020	May 22, 2020	LOT 9A, BLOCK 1, AMENDED FINAL PLAT, ADOLF FILING, 2ND AMENDED,			March 26, 2020	\$440,000.00	COST FUND 1, LLC		
F20-003	STEPHEN BRANSTETTER	at Reception No. 2004-008695	AMERIQUEST MORTGAGE	February 26, 2020	June 19, 2020	SOUTH 44 FEET (\$ 44') OF LOT SIX (6) AND THE VACATED PORTION OF			April 23, 2020	\$67,985.76	DEUTSCHE BANK		
F20-004	TAMELA P HANOHANO AND BOB MITCHUM BEE AND DEBORAH FRAGA BEE	at Reception No. 2015001692	CORNERSTONE HOME LENDING, INC.	March 18, 2020	July 10, 2020	LOT 1, BLOCK 4, BLUE VALLEY ACRES, UNIT NO. 2, ACCORDING TO THE PLAT RECORDED MARCH 1, 1971 AS RECEPTION NO. 117067. COUNTY OF GRAND, STATE OF COLORADO.			May 14, 2020	\$245,545.22	LAKEVIEW LOAN SERVICING, LLC		
F20-005	GRANBY REALTY HOLDINGS LLC	at Reception No. 2005-005679	REDWOOD CAPITAL FINANCE	March 24, 2020	July 17, 2020,	See Attached Exhibit A			May 21, 2020	\$47,557,275.12	GRANBY PRENTICE, LLC		
F20-006	LANCE BADGER, CHARLES MAYFIELD, JULIE KRUEGER, MARY LANE PACKER AND KYLE HARRIS	at Reception No. 2005-005680	REDWOOD CAPITAL FINANCE COMPANY, LLC	March 24, 2020	July 17, 2020, which sale date was continued to July 24,	See Attached Exhibit A	GRANBY PRENTICE, LLC	\$10,000,000.00 a deficiency bid, with a deficiency amount of \$1,881,440..62	May 21, 2020	\$47,557,275.12	GRANBY PRENTICE, LLC		
F20-007	CAVE CREEK HOLDINGS CORP.	at Reception No. 2009001866	REDWOOD CAPITAL FINANCE	March 24, 2020	July 17, 2020,	See Attached Exhibit A			May 21, 2020	\$47,557,275.12*	GRANBY PRENTICE, LLC		
F20-008	GRANBY REALTY HOLDINGS LLC	at Reception No. 2012006535	REDWOOD CAPITAL FINANCE	March 25, 2020	July 17, 2020,	See Attached Exhibit A			May 21, 2020	\$47,557,275.12	GRANBY PRENTICE, LLC		
F20-009	GRANBY REALTY HOLDINGS LLC	at Reception No. 2012008908	REDWOOD CAPTIAL FINANCE	March 25, 2020	July 17, 2020,	See Attached Exhibit A			May 21, 2020	\$47,557,275.12	GRANBY PRENTICE, LLC		
F20-010	IVAN K. HARMS AND DBA IKH TRUCKING	at Reception No. 2018002183	GRAND MOUNTAIN BANK, FSB	May 1, 2020	August 21, 2020	LOT 28, BLOCK 7, BLUE QUILL TOWNHOMES, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5,			June 25, 2020	\$205,807.00	UNITED BUSINESS BANK		
F20-011	KEVIN J. DUMAIS & NANCY E. DUMAIS	at Reception No. 2004-013675	GUARANTY RESIDENTIAL LENDING, INC.	May 11, 2020	September 4, 2020	LOTS 3 AND 4, BLOCK 13, HOT SULPHUR SPRINGS. COUNTY OF GRAND, STATE OF COLORADO.			July 9, 2020	\$88,121.47	LOANCARE, LLC		

Foreclosur	DOT Borrower	DOT Rec info	Original Lendor	ED Record d	Sale date	Legal	Purchaser	Bid-deficiency	First Pub dat	Outstanding	Current Lende	Withdra	Withdrawal Rece
F20-012	HEMECRAFTERS, INC.	at Reception No. 2019005617	BUILDER FINANCE INC.	July 22, 2020	November 13, 2020	THE REAL PROPERTY, TOGETHER WITH IMPROVEMENTS, IF ANY,			September 17, 2020	\$55,983.31	BUILDER FINANCE INC.		

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Monday, July 24, 2020

Foreclosure No	Sale date	Legal	Legal aka	Bid-deficiency
F20-005	July 17, 2020, See Attached Exhibit A		CONTINUED TO JULY 31, 2020	\$10,000,000.00 a deficiency
F20-006	July 17, 2020, See Attached Exhibit A			\$10,000,000.00 a deficiency
F20-007	July 17, 2020, See Attached Exhibit A		CONTINUED TO JULY 31, 2020	\$1,027,000.00 a deficiency bi
F20-008	July 17, 2020, See Attached Exhibit A		CONTINUED TO JULY 31, 2020	\$1,027,000.00 a deficiency bi
F20-009	July 17, 2020, See Attached Exhibit A		CONTINUED TO JULY 31, 2020	\$158,000.00 a deficiency bid,

Please contact the Public Trustee's office if you need copy's of the legal descriptions at treas@co.grand.co.us please specify the foreclosure number when requesting.

Do to COVID19 restrictions only those who have signed in and are participating in the sale will be allowed to attend

Lisa Jacoby

From: Matt Girard <Matt.Girard@plenarygroup.com>
Sent: Tuesday, July 14, 2020 4:58 PM
To: Lisa Jacoby
Subject: FW: Designation of Town Representative for Districts in Granby Ranch

FYI – for your records. We should have this as an agenda item at next GRMD board meeting, and you can attach this email string. Thanks.

Matt

From: Alan Pogue <apogue@isp-law.com>
Sent: July 14, 2020 4:52 PM
To: Scott Krob <scott@kroblaw.com>; Clint C. Waldron <cwaldron@wbapc.com>
Cc: Ted Cherry <tcherry@townofgranby.com>; Deb Hess <dhess@townofgranby.com>; Nathan Krob <nathan@kroblaw.com>; Nicholas N. Dyer <NDyer@fwlaw.com>; Matt Girard <Matt.Girard@plenarygroup.com>
Subject: RE: Designation of Town Representative for Districts in Granby Ranch

Hi Scotty

Thank you for passing this information along. GRMD intends to comply with the provisions of the Service Plan and the communication below. The GRMD Board looks forward to seeing Nick at its next meeting.

Thank you

Alan Pogue
Icenogle Seaver Pogue, P.C.
(O): 303.867.3006
(C): 303.912.7405



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CONFIDENTIALITY NOTICE

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From: Scott Krob <scott@kroblaw.com>
Sent: Wednesday, June 17, 2020 5:58 PM
To: Clint C. Waldron <cwaldron@wbapc.com>; Alan Pogue <apogue@isp-law.com>
Cc: Ted Cherry <tcherry@townofgranby.com>; Deb Hess <dhess@townofgranby.com>; Nathan Krob <nathan@kroblaw.com>; Nicholas N. Dyer <NDyer@fwlaw.com>
Subject: Designation of Town Representative for Districts in Granby Ranch

Clint and Alan:

This email is to notify you as the attorneys for the Granby Ranch Metro District and the Headwaters Metro District of the Town's appointment of a representative to each of the Districts as provided in Section 10 of the IGA between the Town of Granby and the various districts at Granby Ranch, as well as the Districts' Service Plans.

At its meeting on June 9, 2020, on motion duly made, seconded, and passed, the Board appointed Trustee Nick Raible as the Town Representative for GRMD.

At the same meeting, on motion duly made, seconded, and passed, the Board appointed Trustee Natascha O'Flaherty as the Town Representative for HWMD (and for GRMD 2 through 8, which I understand to be fairly inactive at this time).

In connection with the Board's discussion of this issue I provided the Trustees a confidential memorandum addressing the appointment and role of a Town Representative under the IGA and Service Plan. After reviewing the memo and discussing the matter, the Board voted to make my memo a public document and specifically authorized me to forward it to you. It is attached. My memo describes in greater detail the Town's position regarding what materials the Town Representative is entitled to receive and what meetings the Town Representative is authorized to attend. In summary the Town's position is as follows:

- Clint's and Nick's interpretation of the IGA as precluding the Town Representative from receiving any executive session materials and from attending any executive sessions renders that last sentence of Section 10 of the IGA meaningless, and we all know that is not how contracts are interpreted. The interpretation that is consistent with the language of the parties' agreements is that (1) the Town Representative is entitled to receive executive session materials unless they are privileged (under the attorney client privilege, for example) as distinguished from being non-public under the open meetings/open records laws. Executive session materials are not rendered privileged simply because they are shared with the District's attorney, among others. Similarly, the Town Representative is entitled to attend executive sessions unless the topic is privileged, and not simply non-public. Although the determination of whether privileged matters are involved will need to be made clearly and on the record on a case by case basis, in general, the subparts of the executive session statute that are likely to be privileged are:

- (b) - Conferences with the District's attorney regarding specific legal questions
- (c) Matters required to be kept confidential by federal or state law
- (f) Personnel matters

The sections of the executive session statute that are likely to be non-public, but not privileged (and therefore the Town Representative is entitled to attend) are:

- (a) Purchase, acquisition, lease, transfer or sale of property
- (e) Determining the District's position regarding matters subject to negotiation

Having set forth the Town's interpretation of the materials the Town Representatives are entitled to receive and the meetings the Representatives are entitled to attend, it is also important to note and to advise you of the Town Board's view of the role the Town Representative is to play and limitations the Town Board expressly placed on the Town Representatives during the June 9th meeting. The Town Representative is a non-voting attendee and not a District Board member, ex-officio or otherwise. The Town Board's view is that a Town Representative is to facilitate communication and act as a liaison between the Town and the District. It is not the role of the Town Representative to interfere with the District's meetings or its operations in any manner. As you know from past experience with the Town, the Town exercises only a certain limited amount of control over the Districts, generally related to provisions in their Service Plans.

In addition, the Town Representative is prohibited from presenting to the District the Town Board's view or position on any matter unless the Town Board has specifically and expressly authorized them to do so. As both of the Town Representatives are residents of Granby Ranch, the Town Board emphasized to them that if they choose to speak at a District meeting, it is imperative that they indicate at the outset of their comments whether they are speaking as the Town Representative or as a resident of Granby Ranch.

The Town Board hopes the open communication contemplated by the IGA and the Service Plans can be accomplished as Granby Ranch and the various entities associated with it work through the challenges they face.

If you have any questions or want to discuss any aspect of this matter, please feel free to give me a call.

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