

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 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: Thursday, February 11, 2021

TIME: 6:00 p.m.

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

Join Zoom Meeting
<https://zoom.us/j/9831916563>
Meeting ID: 983 191 6563

Dial by your location
1-253-215-8782
1-346-248-7799

I. ADMINISTRATIVE ITEMS:

A. Call to Order.

B. Declaration of Quorum/Director Qualifications/Disclosure Matters

C. General Meeting Protocol & Logistics of Public Comment (Director Girard)

D. Unscheduled Public Comment (Items not on the Agenda)

E. Approval of Agenda.

- F. Review and Consider Approval of January 15, 2021 Special Meeting Minutes (enclosure).
-

II. FINANCIAL ITEMS:

- A. Review and Ratify and/or Approve Monthly Payment of Claims (to be distributed).
-

- B. Status of outstanding Mill Levy Tax Rebates (enclosure).
-

- C. Review and consider acceptance of the unaudited Financial Statements (enclosure).
-

- D. Discuss status of 2020 Audit.
-

- E. Discuss status of future refinancing options pursuant to work with Laci Knowles of D.A. Davidson. (Refinance Subcommittee – Directors Mejer and O’Flaherty)
-

- F. Review and discuss Quinquennial Report. (enclosure).
-

III. LEGAL ITEMS:

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

1. Status of Road repairs and Town of Granby’s call of surety bonds (Director Girard to update)
-

- IV. ADJOURN TO EXECUTIVE SESSION** pursuant to C.R.S. Section 24-6-402(4)(b), C.R.S., to receive legal advice from General Counsel and Special Litigation Counsel concerning the December 31, 2012 Second Amended and Restated Lease Purchase Agreement and the June 1, 2005 Amenity Fee Agreement.

V. POST EXECUTIVE SESSION – RETURN TO PUBLIC SESSION

A. Update & Recommendations from Litigation Subcommittee (Directors Girard & O’Flaherty)

B. Potential Legal Actions to be considered by Board

VI. ADJOURNMENT:

The next regular Board Meeting will be held on May 14, 2021 at 10:00 a.m.

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
GRANBY RANCH METROPOLITAN DISTRICT
HELD
JANUARY 15, 2021**

A Special Meeting of the Board of Directors of the Granby Ranch Metropolitan District (“GRMD”) was held on Friday January 15, 2021 at 6 p.m. via Zoom.

ATTENDANCE: Directors in attendance via Zoom were:
Matt Girard; President
Fran Mejer; Secretary/Treasurer
Timothy Archie; Asst. Secretary
Glenn O’Flaherty; Asst. Secretary

Also, in Attendance via Zoom were:
Joel Meggers; Community Resource Services of Colorado
Alan Pogue; Icenogle Seaver Pogue, P.C.
Alicia Garcia; Norton & Smith Law Firm as Special Counsel
Nick Raible; Town Appointed Representative of the Granby Ranch Board of Directors
Other 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 6:05 p.m.

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. It was also noted that the meeting packet was available on the District’s website at Granbyranchmd.com.

B. Approval of Agenda – Director Girard recommended that the agenda be amended to include an agenda item for public comment between items C & D. Upon motion duly made by Director Girard, seconded by Director O’Flaherty, and upon vote, unanimously carried, the Board approved the Amended Agenda.

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. Director O’Flaherty disclosed that his wife is a Trustee for the town of Granby.

D. PUBLIC COMMENT:

Director Girard asked if there was anyone from the public that wanted to speak to please do so at this time.

Colleen Hannon provided an update that the 3 applicants to the Headwaters Metro District Board appeared before town hall and requested that the town give Headwaters a 30-day notice upon the end of which they would consider the appointment to the board of 3 homeowner candidates.

John Gillogley added that he’s been doing research on the statutes associated with appointments to Headwaters or any district board and has uncovered that they can only have purchase options agreements that make electors eligible to the extent that there are vacancies on the board. He would like to request support to cover the fees to retain counsel to serve notice to the Headwaters board in the form of a demand letter stating that the three eligible electors be appointed, and no others be considered. He also mentioned that if this can be accomplished in a timely manner, then it is likely that 3 Granby Ranch homeowners will end up on the Headwaters board.

Director Girard thanked them for their efforts and public comments and that the district will be following up on their items at the next regular board meeting.

- E. Minutes** – Director Girard mentioned the revisions that were made to the draft minutes and recommended that the board approve the minutes with the recommended changes. Upon motion duly made by Director O’Flaherty, seconded by Director Girard, and upon vote, unanimously carried, the Board approved the November 13, 2020 Regular Meeting Minutes, as presented.

II. LEGAL ITEMS:

ADJOURN TO EXECUTIVE SESSION –Upon motion duly made by Director Girard, seconded by Director Archie and, upon vote, unanimously carried, the Board adjourned into executive session at 6:20 p.m., pursuant to 24–6–402-4-(b), C.R.S., for the purpose of receiving legal advice from Counsel related to the below subject matters. Furthermore, pursuant to 24-6-402(2)(d.5)(II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the District's counsel, constitutes privileged attorney-client communication pursuant to 24-6-402(4)(b), C.R.S.

Discuss issues related to the Headwaters MD – GRH Lease Purchase Agreement with Special litigation counsel.

Members of the public, Mr. Raible, were excused from Executive Session.

Upon motion by Director Girard, seconded by Director Conrad and, upon vote, unanimously carried, the Board reconvened in regular session at 7:45 p.m.

Director Girard made a motion to form a litigation subcommittee, consisting of Director O’Flaherty and himself, as it relates to the assertion by GPGH that the Lease-Purchase and Amenity Fee agreements that were purportedly terminated due to the recent foreclosure on the property, and to work with both GRMD’s legal counsel Alan Pogue and special counsel Norton & Smith, to pursue all available legal options related to this matter. This subcommittee will then report back to the full GRMD board at our next regularly scheduled meeting on February 11, 2021 at 10am. Upon motion duly made by Director Girard, seconded by Director O’Flaherty, and upon vote, unanimously carried, the Board approved the motion.

VIII. ADJOURNMENT - There being no additional business, the meeting was adjourned at 8 p.m.

Respectfully submitted by,

Secretary for the meeting

Ranges:	From:	To:	From:	To:
Check Number	First	Last	11/13/2020	11/13/2020
Vendor ID	First	Last	Check Date	
Vendor Name	First	Last	Checkbook ID	First
				Last

Sorted By: Check Number

RATIFY

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02049	CMN	Colorado Mountain News Media	11/13/2020	1ST BANK	PMCHK00000020	\$38.91
02050	CRS	Community Resource Services	11/13/2020	1ST BANK	PMCHK00000020	\$1,050.00
02051	ICENOGLE	Icenogle Seaver Pogue	11/13/2020	1ST BANK	PMCHK00000020	\$234.95

Total Checks:	3				Total Amount of Checks:	\$1,323.86
						=====

Order Confirmation

Ad Order Number 0000635109	Customer GRANBY RANCH METRO DISTRI	Pavor Customer GRANBY RANCH METRO DISTRI	PQ Number
Sales Rep. jerilynn.medina	Customer Account 1095676	Pavor Account 1095676	Ordered By Rhonda Bilek
Order Taker jerilynn.medina	Customer Address 7995 EAST PRENTICE AVENUE, S GREENWOOD VILLAGE CO 80111 USA	Pavor Address 7995 EAST PRENTICE AVENUE, S GREENWOOD VILLAGE CO 80111 USA	Customer Fax 3037790348
Order Source E-mail	Customer Phone 3033814960	Pavor Phone 3033814960	Customer EMail ljacoby@crsofcolorado.com
			Special Pricing

Tear Sheets 0	Proofs 0	Affidavits 0	Blind Box	Promo Type	Materials		
Invoice Text Notice of Budget				Ad Order Notes rbilek@crsofcolorado.com			
		Net Amount \$38.91	Tax Amount \$0.00	Total Amount \$38.91	Payment Method Billed-Invoiced	Payment Amount \$0.00	Amount Due 38.91

Ad Number 0000635109-01
Ad Type CMN Legal Line

Production Method AdBooker
Production Notes

External Ad Number
Ad Attributes
Ad Released No
Pick Up

Ad Size 1 X 69 II
Color

WYSIWYG Content

GRANBY RANCH METROPOLITAN DISTRICT
 NOTICE OF REGULAR MEETING AND
 NOTICE AS TO PROPOSED 2021 BUDGET
 AND NOTICE AS TO PROPOSED AMENDMENT
 TO 2020 BUDGET

November 13, 2020

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the GRANBY RANCH METROPOLITAN DISTRICT (the "District") Town of Granby, County of Grand, State of Colorado, will hold a regular meeting (the "Meeting") at 10:00 AM on November 13, for the purpose of conducting such business as may come before the Board. In light of the COVID-19 epidemic and related Executive Order D-2020-123 Amending and Extending Executive Order D-2020-091 (Safer at Home and in the Vast, Great Outdoors) issued by Governor Polis on June 30, 2020, the District requests that members of the public join and participate in the Board meeting via telephone and/or video conference. The telephone conference may be joined by dialing +1 (313) 628-6799, Meeting ID: 550 026 0704. The audio/video conference may be joined using high speed internet connection to: <https://zoom.us/j/5500056794>.

FURTHER, NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the District for the ensuing year of 2021. A copy of the proposed budget has been filed in the office of Community Resource Services of Colorado, 7995 East Prantico Avenue, Ste 103E, Greenwood Village, CO, where the same is open for public inspection. Such proposed budget will be considered at the meeting of the District to be held at 10:00 AM on November 13, 2020. Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2021 budget.

FURTHER, NOTICE IS HEREBY GIVEN that a proposed amended budget has been submitted to the District for the fiscal year of 2020. A copy of the proposed amended budget has been filed in the office of Community Resource Services of Colorado, where the same is open for public inspection. Such proposed amended budget will be considered at the meeting of the District to be held at 10:00 AM on November 13, 2020. Any interested elector within the District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2020 budget amendment.

The meeting is open to the public.

BY ORDER OF THE BOARD OF DIRECTORS
 GRANBY RANCH METROPOLITAN DISTRICT

By: Community Resource Services of Colorado, LLC

Publish In: Middle Park Times
 Publish On: Thursday, November 12, 2020 (one time only)
 0000635109

Run Date	Product	Placement	Rate	Sched Cat	Disc/Prem	Color	Pickup	Tax	Subtotal
11/12/2020	CMN Online Regional A	LEGALS CMN	\$0.00 per Inch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
11/12/2020	CMN Middle Park Times	LEGALS CMN	\$6.07 per Inch	\$34.91	\$0.00	\$0.00	\$0.00	\$0.00	\$34.91

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

October 31, 2020

October 31, 2020

Matter No. 68-1

GENERAL SERVICES

	\$770.00
	<u>0.00</u>
Total New Charges	\$770.00

Matter No. 68-2

FINANCIAL SERVICES

	\$280.00
	<u>0.00</u>
Total New Charges	\$280.00

Matter No. 68-3

ELECTION SERVICES

	\$0.00
	<u>0.00</u>
Total New Charges	\$0.00

Client Totals

	\$1,050.00
	<u>0.00</u>
Total New Charges	\$1,050.00

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

November 2, 2020
 68-1

Matter No. 68-1
 GENERAL SERVICES
 Bill No. 6165

Fees:			Hours	
10/01/20	LJ	Review of correspondence from Town of Granby to GP Granby Holdings, LLC and update the draft Agenda for the November meeting. Travel and meet with Director Girard to sign checks. Review insurance renewal docs and transmit for processing.	0.5	\$87.50
10/06/20	KB	File maintenance	0.1	No charge
10/07/20	LJ	Collect preliminary AV from Grand County, save to filing and transmit to the accountant for preparation of the budget.	0.1	\$17.50
10/13/20	LJ	Review and incorporate revisions into the draft 2021 Budget and transmit to the Board. Transmit to webmaster the 2018 Bond Limited Offering Memorandum for posting.	0.6	\$105.00
10/13/20	KJB	drafting 2021 budget resolution	0.2	No charge
10/14/20	LJ	Respond to Director Girard regarding budget matters. Attempt to confirm with SolVista the expected payment to Granby Ranch MD for 2020.	0.3	\$52.50
10/14/20	KB	Scan and save documents	0.3	No charge
10/15/20	LJ	Review and transmit to the Board for approval the September payables. Continued work on the draft budgets creating an option 1 and an option 2 - transmit to the Board.	1.2	\$210.00

10/16/20	LJ	Respond and discuss with Director Mejer Budget and Insurance matters. Direct staff regarding invoice processing having received approval from a quorum of the Board.	0.6	\$105.00
10/19/20	LJ	Update the November 13, 2020 draft Agenda with D.A. Davidson presentation item. Final review of October payable prior to check run.	0.2	\$35.00
10/20/20	LJ	Coordinate the November 13, 2020 Board Meeting and update the Agenda. Schedule with Director Girard the signing of October payables. Discuss with Wilson Insurance Director O'Flaherty's request for insurance coverage updates and information.	0.5	\$87.50
10/23/20	KB	File maintenance	0.1	No charge
10/28/20	LJ	Travel to Director Girard for monthly check signing.	0.4	\$70.00
		Hours:	5.1	
		Total fees:		\$770.00

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

November 2, 2020
68-2

Matter No. 68-2
FINANCIAL SERVICES
Bill No. 6109

Fees:			Hours	
10/06/20	KB	Scan and save checks. Mail checks.	0.4	No charge
10/13/20	JMB	2021 proposed budget	1.0	\$175.00
10/19/20	KB	Phone call with vendor regarding statement	0.1	No charge
10/19/20	KB	Process payables	0.5	No charge
10/19/20	JMB	Review payables	0.1	\$17.50
10/20/20	KB	Process payables. Print checks and save back up.	0.7	No charge
10/23/20	JMB	Continuing Disclosure to UMB	0.5	\$87.50
			Hours:	3.3
			Total fees:	\$280.00



ICENOGLA SEAVER POGUE

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

October 31, 2020
Statement No. 18812
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0000000 -568.00	0.00	0.00	0.00	0.00	-\$568.00
1309-0008000 MEETINGS 547.50	0.00	0.00	0.00	-101.50	\$446.00
1309-0009000 ELECTIONS 99.00	0.00	0.00	0.00	-99.00	\$0.00
1309-0024000 ANNUAL FILINGS 0.00	0.00	0.95	0.00	0.00	\$0.95
1309-2000000 GENERAL 1,603.50	234.00	0.00	0.00	-1,481.50	\$356.00
<u>1,682.00</u>	<u>234.00</u>	<u>0.95</u>	<u>0.00</u>	<u>-1,682.00</u>	<u>\$234.95</u>



ICENOGL SEAVR POGUE

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

October 31, 2020
Statement No. 18812
Account No. 1309

Previous Balance -\$568.00

Credit Balance -\$568.00

Account No: 1309-0008000
Statement No: 18812

MEETINGS

Previous Balance \$547.50

Payments

Total Payments Thru 11/06/2020 -101.50

Balance Due \$446.00

Account No: 1309-0009000
Statement No: 18812

ELECTIONS

Previous Balance \$99.00

Payments

Total Payments Thru 11/06/2020 -99.00

Balance Due \$0.00

Account No: 1309-0024000
Statement No: 18812

ANNUAL FILINGS

Expenses

10/31/2020 Postage 0.95
Total Expenses 0.95

Granby Ranch Metropolitan District

Statement No.: October 31, 2020
Account No.: 18812
1309.0024000
Page: 2

Total Current Work 0.95

Balance Due \$0.95

GENERAL

Account No: 1309-2000000
Statement No: 18812

Fees

			Hours	
10/15/2020	ACW	Transmit completed 2019 Audit to Town Manager as required by 20919 Annual Report	0.40	88.00
10/20/2020	ADP	Conference Krob re assignment of road surety bonds; correspond with Girard re same	<u>0.40</u>	<u>146.00</u>
		For Current Services Rendered	0.80	234.00
		Total Current Work		234.00
		Previous Balance		\$1,603.50

Payments

Total Payments Thru 11/06/2020	-1,481.50
Balance Due	<u>\$356.00</u>
Total Balance Due	<u>\$234.95</u>

Ranges: From: To: From: To:
 Check Number First Last Check Date 1/4/2021 1/4/2021
 Vendor ID First Last Checkbook ID First Last
 Vendor Name First Last

RATIFY

Sorted By: Check Number

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
02052	CRS	Community Resource Services	1/4/2021	1ST BANK	PMCHK00000021	\$5,810.00
02053	ICENOGLE	Icenogle Seaver Pogue	1/4/2021	1ST BANK	PMCHK00000021	\$1,825.00
02054	M NEARING	Michael W Nearing	1/4/2021	1ST BANK	PMCHK00000021	\$1,155.00
02055	NORTON	Norton & Smith P.C.	1/4/2021	1ST BANK	PMCHK00000021	\$446.50
02056	SDA	Special District Association	1/4/2021	1ST BANK	PMCHK00000021	\$442.96
Total Checks: 5						Total Amount of Checks: \$9,679.46

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

November 30, 2020

November 30, 2020

Matter No. 68-1
GENERAL SERVICES

	\$4,550.00
	<u>0.00</u>
Total New Charges	\$4,550.00

Matter No. 68-2
FINANCIAL SERVICES

	\$1,260.00
	<u>0.00</u>
Total New Charges	\$1,260.00

Matter No. 68-3
ELECTION SERVICES

	\$0.00
	<u>0.00</u>
Total New Charges	\$0.00

Client Totals

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

10-5105-000

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

December 3, 2020
68-1

Matter No. 68-1
GENERAL SERVICES
Bill No. 6416

Fees:			Hours	
11/02/20	LJ	Update the November 13, 2020 Agenda and transmit to the Board; prepare the 2020 Budget Amendment and 2021 Budget Notice for publication; the 2021 Budget Resolution, and the 2021 Annual Administrative Resolution and transmit to the Attorney for revision comments. Collection of enclosure documentation.	4.4	\$770.00
11/03/20	LJ	Continued work on the draft Agenda incorporating changes from Directors Mejer and Girard. Update the draft Budgets and Budget Resolution. Contact Attorney Pogue regarding logistics of executive session vs regular session on Zoom.	1.9	\$332.50
11/03/20	KJB	saving documents to system	0.1	No charge
11/03/20	RB	Contact Middle Park Times to confirm publication date and email address, email publication to paper for budget meeting	0.2	No charge
11/04/20	LJ	Respond to Director Girard regarding posting requirements. Transmit publication invoice for processing.	0.2	\$35.00
11/04/20	KJB	Getting Statutory Property Tax Revenue Limit 2021 Budget Year from DOLA and saving to system and emailing to manager	0.2	No charge
11/06/20	LJ	Follow-up on collection of additional enclosure materials and finalization of the November 13,	2.0	\$350.00

		2020 Agenda packet. Follow-up on action items for completion of the financials. Verify with Laci Knowles her attendance for the November 13th Board Meeting.		
11/06/20	RB	Scan, save and bookmark packet and print numbered packet for manager	0.5	No charge
11/10/20	LJ	Collect and transmit to D.A. Davidson the 2018 and 2019 Audits.	0.2	\$35.00
11/13/20	LJ	Prepare for and attend the November 13, 2020 Board Meeting via Zoom. Incorporate Budget revisions and transmit to the Board.	4.8	\$840.00
11/16/20	LJ	Travel and meet Director Girard for signing of November checks.	0.5	\$87.50
11/17/20	RB	Save document to folder	0.1	No charge
11/18/20	LJ	Work with webmaster for method to transmit the Zoom recording for posting to the website. Begin preparation of the November 13, 2020 draft Minutes. Perform post Board Meeting follow-up.	4.2	\$735.00
11/19/20	LJ	Coordinate uploading of Board Meeting Zoom video to the website - work through technical issues. Review of Board Meeting Zoom recording and continue preparation of the November 13, 2020 Minutes.	4.4	\$770.00
11/20/20	LJ	Continued work on technical issues regarding the Zoom Board Meeting recording and uploading to the website. Contact Auditor regarding meeting deadline of May 14th audit presentation. Coordinate Zoom 2021 Board Meetings; update the 2021 Administrative Resolution with regular determined meeting dates. Prepare the draft Agenda for the February 11, 2021 Board Meeting.	1.4	\$245.00
11/24/20	LJ	Continued work to upload full Board Meeting video to website. Respond to Nick Raible	1.6	\$280.00

regarding the next Board Meeting date and time.
Respond to Nick Raible regarding Budget matters. Respond to John Gillogley with Board Meeting video link and Dropbox shared link. Respond to Solvista MD's request for 2021 GRMD Mill Levy information.

11/30/20	LJ	Perform continued post November 13, 2020 Board Meeting follow-up - transmit documents for signature to Directors Girard and Mejer.	0.4	\$70.00
		Hours:	27.1	
		Total fees:		\$4,550.00

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

December 3, 2020
 68-2

Matter No. 68-2
 FINANCIAL SERVICES
 Bill No. 6360

Fees:			Hours	
11/02/20	JMB	Financials for 10.31.20 - start	3.5	\$612.50
11/03/20	DR	Review October financials	0.3	\$52.50
11/03/20	KB	Scan and save back up. Mail checks.	0.3	No charge
11/03/20	JMB	Update 2021 budgets proposals	0.2	\$35.00
11/06/20	JMB	Finalize October 2020 financials	0.5	\$87.50
11/09/20	KB	Process payables. Print checks and organize invoices.	0.9	No charge
11/13/20	JMB	Board Meeting	2.0	\$350.00
11/13/20	JMB	Create Option 3 budget	0.4	\$70.00
11/13/20	JMB	Respond to Oct. financial questions from board meeting	0.1	\$17.50
11/17/20	KB	Scan and save back up	0.1	No charge
11/17/20	KB	Mail checks	0.1	No charge
11/23/20	JMB	Create wire to UMB from CSafe to cover bond payment	0.2	\$35.00
			Hours:	8.6
			Total fees:	\$1,260.00



ICENOGLA SEAVER POGUE

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

November 30, 2020
Statement No. 18905
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0000000 -568.00	0.00	0.00	0.00	0.00	-\$568.00
1309-0008000 MEETINGS 446.00	1,496.50	0.00	0.00	0.00	\$1,942.50
1309-0024000 ANNUAL FILINGS 0.95	0.00	0.00	0.00	-0.95	\$0.00
1309-2000000 GENERAL 356.00	328.50	0.00	0.00	-234.00	\$450.50
<u>234.95</u>	<u>1,825.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-234.95</u>	<u>\$1,825.00</u>



ICENOGLA SEAVAR POGUE

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

November 30, 2020
Statement No. 18905
Account No. 1309

Previous Balance -\$568.00

Credit Balance -\$568.00

Account No: 1309-0008000
Statement No: 18905

MEETINGS

Fees

			Hours	
11/02/2020	ADP	Revise budget notice; correspond with Jacoby re same; revise annual administrative matters resolution; review minutes, budget resolution; correspond with Jacoby re same	0.50	182.50
11/03/2020	ADP	Review/revise agenda for November board meeting; correspond with Jacoby re same	0.40	146.00
11/06/2020	ADP	Work on documents for November board meeting; correspond with Wool, Girard, Jacoby re same	0.50	182.50
11/13/2020	ADP	Prepare for and participate in November board meeting	<u>2.70</u>	<u>985.50</u>
		For Current Services Rendered	4.10	1,496.50
		Total Current Work		1,496.50
		Previous Balance		\$446.00
		Balance Due		<u>\$1,942.50</u>

Account No: 1309-0024000
Statement No: 18905

ANNUAL FILINGS

Previous Balance \$0.95

Payments

Total Payments Thru 12/04/2020	-0.95
Balance Due	<u>\$0.00</u>

Account No: 1309-2000000
 Statement No: 18905

GENERAL

Fees

			Hours	
11/05/2020	ADP	Conference with Girard re GRH issues	0.20	73.00
11/17/2020	ADP	Correspond with Norton re lease purchase analysis; review agreement re same	0.50	182.50
11/30/2020	ADP	Conference with Girard re correspondence to HW re lease purchase agreement; prepare same	<u>0.20</u>	<u>73.00</u>
		For Current Services Rendered	0.90	328.50
		Total Current Work		328.50
		Previous Balance		\$356.00

Payments

Total Payments Thru 12/04/2020	-234.00
Balance Due	<u>\$450.50</u>
Total Balance Due	<u>\$1,825.00</u>

Granby Ranch Metropolitan District 2020 Website Maintenance and Update Log

Request Date	Work Date	Start Time	Complete Time	Minutes	Charge Type	Update Notes
2/10/2020	2/10/2020	12:15	12:30	15	Hourly	Change Website Hosting Term Year for Matt from 2020 to 2022.
2/12/2020	2/12/2020	15:20	15:35	15	Hourly	Add 2020 Meeting section
2/12/2020	2/12/2020	15:35	15:45	10	Hourly	Reviewed website. Requested feedback if Meeting Notice needs to be posted.
2/12/2020	2/13/2020	12:25	12:45	20	Hourly	Convert Agenda for website upload. Add Agenda 2020-02-14
2/18/2020	2/18/2020	14:55	15:05	10	Hourly	Convert elections documents for website upload.
2/18/2020	2/18/2020	15:05	15:15	10	Hourly	Update Footer to include 2020 Year, 16 Pages.
2/18/2020	2/18/2020	15:15	15:25	10	Hourly	Update Board and Home Page for upcoming May 5, 2020 Election
2/18/2020	2/18/2020	15:25	15:40	15	Hourly	Add Board Member Solicitation document to Board and Home Pages as requested.
2/18/2020	2/18/2020	15:40	15:55	15	Hourly	Add Self Nomination and Acceptance Form to Board and Home Pages as requested.
2/19/2020	2/19/2020	12:05	12:40	35	No Charge	Prepare and send invoice for all work completed during the 2019 calendar year.
2/28/2020	2/28/2020	12:25	12:55	30	Hourly	Add Minutes 2019-05-24, 07-15, 08-16 and 11-15,
2/28/2020	2/28/2020	12:55	13:05	10	Hourly	Add 2020 Meeting Calendar
2/28/2020	2/28/2020	13:05	13:10	5	No Charge	Add Reschedule notation to 2019-11-09 meeting.
4/21/2020	4/22/2020	12:10	12:25	15	Hourly	Call Lisa Jacoby to discuss multiple website updates required.
4/21/2020	4/22/2020	12:25	13:00	35	Hourly	Update Meetings and Board pages to reflect meeting changes
4/21/2020	4/22/2020	13:00	13:05	5	Hourly	Update FAQ and Home pages to remove May 24, 2019 meeting change notice
4/21/2020	4/22/2020	13:05	13:30	25	Hourly	Change Navigation (Board) link to (About) on all pages.
4/21/2020	4/22/2020	13:30	13:40	10	Hourly	Add 2020 Annual Administrative Matters Resolution
4/21/2020	4/23/2020	7:55	8:15	20	Hourly	Add Audit 2018 End Of Year Financial Statement with Independent Auditor's Report 2019-09-25
4/21/2020	4/23/2020	8:15	8:35	20	Hourly	Add 2020 Budget Resolution Adopted 2019-11-15
4/21/2020	4/23/2020	8:35	8:40	5	No Charge	Removed 2018 Annual Administrative Matters Resolution
4/21/2020	4/23/2020	8:40	8:50	10	No Charge	Performed overall review of website update requests and do not see any issues.
4/21/2020	4/24/2020	7:20	7:30	10	Hourly	Review all updates requested on 4/23/2020 and send update summary to Lisa Jacoby
4/30/2020	4/30/2020	12:55	13:15	20	Hourly	Add 2020 Adopted Budget 2019-11-15 on the About Page.
5/1/2020	5/1/2020	10:20	10:35	15	No Charge	Warning - Page 6 on 2019-05-24 minutes corrupt. Original Minutes fine. Removed and Add.
5/1/2020	5/1/2020	11:35	11:50	15	No Charge	Research work log and website updates requests. No previous website corruption issue. Monitor
2/19/2020	5/16/2020	9:20	9:25	5	Hourly	Review past due 2019 Invoice and send reminder for payment.
5/22/2020	5/22/2020	13:00	13:20	20	Hourly	Add Meeting Notice May 29, 2020. Add notation temporarily conferencing
5/22/2020	5/22/2020	13:25	13:30	5	No Charge	Removed May 8, 2020 meeting cancelled on Meetings Page at Where. Update 2020 Calendar.
5/22/2020	5/22/2020	13:30	13:55	25	Hourly	Add Meeting Notice to Meetings Page, add Zoom Cameras and linked to meeting. Test Well
5/22/2020	5/22/2020	13:55	14:00	5	No Charge	After loading Notice, tested Zoom Link, link did not work. Sent e-mail requesting assistance.
5/22/2020	5/22/2020	14:00	14:20	20	No Charge	Tried to Remove and Add Notice May 29, 2020 and test Zoom Link (no zoom link).
5/27/2020	5/27/2020	17:15	17:35	20	No Charge	Zoom link information appears to be for a different Metropolitan district. Notified Lisa.
5/29/2020	5/29/2020	16:00	16:05	5	Hourly	Website updates, convert documents and prepare website for backup.
5/29/2020	5/29/2020	16:05	16:25	20	Hourly	Add Financial Statement for April 30, 2020
5/29/2020	5/29/2020	16:25	16:40	15	Hourly	Add Minutes 2020-02-14
5/29/2020	5/29/2020	16:40	17:00	20	Hourly	Removed all CRS contact information from Contacts and Meetings bad About Page.
5/29/2020	5/29/2020	17:00	17:10	10	Hourly	Updated Board Members and Terms from May Election.
5/29/2020	5/29/2020	17:10	17:15	5	Hourly	Converted Board Structure document to PDF document for website upload.
5/29/2020	5/29/2020	17:15	17:30	15	Hourly	Add Board Structure Document May 2020
5/29/2020	5/30/2020	9:00	10:00	60	Hourly	Rebuilt About Page to accommodate Board Members updates including e-mails
5/29/2020	5/30/2020	10:00	10:15	15	Hourly	Updated all Pages to direct all contacts to Board Members e-mails, Contact, About Meetings Page
Page 2 of 3						

Granby Ranch Metropolitan District 2020 Website Maintenance and Update Log

Request Date	Work Date	Start Time	Complete Time	Minutes	Charge Type	Update Notes
5/29/2020	5/30/2020	10:15	10:35	20	Hourly	Add Payables Category and Packet May 29, 2020
5/30/2020	5/30/2020	12:15	12:25	10	Hourly	Update the spelling of board member name Glen to Glenn.
5/30/2020	5/30/2020	12:25	13:00	35	Hourly	Updated Contacts Page to include Board members information (like Board Page).
5/30/2020	5/30/2020	13:00	13:20	20	Hourly	Updated Board Page, removed elections documents (2). Add Election Results 2020-05-05
5/30/2020	5/30/2020	13:20	14:00	40	No Charge	Reviewed all website updates - waiting for feedback (caution About Page 404, new Page).
6/2/2020	6/2/2020	11:15	11:30	15	Hourly	Create new heading Financial Statements for those Statements without Audits
5/31/2020	6/2/2020	11:30	11:45	15	No Charge	Repaired New About Page and placed documents in About Folder
6/2/2020	6/2/2020	11:45	11:55	10	Hourly	Pushed All Pages to clear website New Page information.
6/2/2020	6/2/2020	11:55	12:05	10	Hourly	Add Election Results on Home Page.
6/2/2020	6/2/2020	12:05	12:15	10	Hourly	Updated About Page so links to documents look like all the other Pages.
6/8/2020	6/8/2020	15:35	15:40	5	Hourly	Convert Board Structure Chart from PowerPoint to PDF for website upload.
6/8/2020	6/8/2020	15:40	16:00	20	Hourly	Add New Board Structure Chart
8/6/2020	8/6/2020	17:30	17:40	10	Hourly	Convert Meeting Notice and Agenda 2020-08-14 to PDF for website upload.
8/6/2020	8/6/2020	17:40	18:00	20	Hourly	Add Meeting Notice August 14, 2020 to Home and Meetings Page
8/6/2020	8/6/2020	18:00	18:10	10	Hourly	Add Agenda 2020-08-14
8/11/2020	8/11/2020	18:00	18:30	30	Hourly	Add Letter of Agreement - Plan for Refunding of Bonds; Roads Operation, Maintenance
8/11/2020	8/11/2020	18:30	18:50	20	Hourly	Add Amendment to Letter of Agreement - (November 17, 2016)
8/11/2020	8/11/2020	18:50	19:10	20	Hourly	Add Second Letter of Agreement - (April 11, 2018)
8/11/2020	8/12/2020	6:15	6:45	30	No Charge	Requested full render of new boundary map
8/11/2020	8/12/2020	6:45	7:15	30	Hourly	Updated Agreements on Page so that first and second amendments follow appropriate documents.
8/11/2020	8/12/2020	11:20	12:00	40	Hourly	Add New Boundary Map created JPG for website upload and PDF document.
8/13/2020	8/13/2020	10:35	11:00	25	Hourly	Update Meetings Page. Add Meeting Packet 2020-08-14. Link test well.
8/24/2020	8/24/2020	16:20	16:45	25	Hourly	Add new General Structure Chart to Top of About Page (remove from old location).
8/24/2020	8/25/2020	8:45	9:05	20	Hourly	Add Newer General Structure Chart and rename link to PDF as requested.
8/26/2020	8/26/2020	16:00	16:20	20	Hourly	Add Minutes 2020-05-29 (Special).
9/10/2020	9/11/2020	7:30	7:50	20	Hourly	Add new General Structure Chart to Top of About Page (September 2020) (date notation).
10/13/2020	10/14/2020	10:30	11:00	30	Hourly	Add 2018 General Obligation Refunding Bonds - Limited Offering Memorandum
10/13/2020	10/14/2020	11:00	11:20	20	Hourly	Letter to Granby Ranch Community included in News Archive. Moved 2020 Election on Home.
11/6/2020	11/7/2020	9:30	9:40	10	Hourly	Convert documents to PDF for website upload.
11/6/2020	11/7/2020	9:40	9:55	15	Hourly	Add Meeting Notice - November 13, 2020
11/6/2020	11/7/2020	9:55	10:10	15	Hourly	Add Agenda 2020-11-13.
11/6/2020	11/7/2020	10:10	10:30	20	Hourly	Add Packet 2020-11-13 (289 Pages). Add Zoom Icon with link information. Link test well.
11/13/2020	11/14/2020	8:00	8:05	5	No Charge	Responded to question relating to loading Zoom recording online.
11/13/2020	11/19/2020	14:00	15:00	60	No Charge	Work with Lisa to troubleshoot her Dropbox and attempt to load Zoom Meeting Video
11/13/2020	11/19/2020	15:00	15:15	15	Hourly	Add ZOOM Meeting Video link to Lisa's Dropbox.
11/13/2020	11/20/2020	14:30	15:20	50	Hourly	Troubleshoot Lisa's problem viewing Zoom video and isolate to her PC only. All others work.
				1440		Total Minutes
				285		Total Minutes - No Charge
Page 3 of 3				1155		Total Minutes - Hourly Charge

NORTON & SMITH, P.C.

Charles E. Norton
Erin M. Smith

Attorneys at Law
1331 17th Street, Suite 500
Denver, Colorado 80202-1555
Telephone (303) 292-6400
Facsimile (303) 292-6401

Alicia M. Garcia
Emily B. Naes

Of Counsel
The Phillips Law Office, LLC

apogue@isp-law.com

Granby Ranch Metropolitan District

c/o Alan D. Pogue
Icenogle, Seaver & Pogue
CO

November 30, 2020

Federal ID: 84-1079419

<u>Matter</u>	<u>Description</u>	<u>Fees</u>	<u>Costs</u>	<u>Total</u>
1358.0102	LEASE PURCHASE AGREEMENT	\$446.50	\$0.00	\$446.50
	Totals	\$446.50	\$0.00	\$446.50
		Previous Balance		\$0.00
		Payment - Thank you		\$0.00
		Total this Bill		\$446.50
		<u>New Balance</u>		<u>\$446.50</u>

Accounts Receivable Aging

Current	\$446.50
30 Days	\$0.00
60 Days	\$0.00
90 Days	\$0.00
120 Days	\$0.00

This transmittal represents our invoice for legal services for the period ending as of the date hereof. Payment is due within thirty days of receipt of invoice. We appreciate the opportunity to be of service.

NORTON & SMITH, P.C.

Charles E. Norton
Erin M. Smith

Attorneys at Law
1331 17th Street, Suite 500
Denver, Colorado 80202-1555
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apogue@isp-law.com

Granby Ranch Metropolitan District

c/o Alan D. Pogue
Icenogle, Seaver & Pogue
CO

November 30, 2020

Invoice Number: 8347

Matter: 1358.0102 LEASE PURCHASE AGREEMENT

<u>DATE</u>		<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
11/17/20	CEN	Exchange correspondence with Mr. Pogue re lease purchase agreement	0.50	N/C
11/18/20	AMG	Review email from Mr. Pogue re standing question and lease issue	0.20	45.00
11/18/20	WBW	Exchange emails with Ms. Garcia and Mr. Norton re status	0.40	64.00
11/19/20	AMG	Confer at work in progress re status	0.10	22.50
11/21/20	AMG	Update fee letter and transmit to Mr. Norton	0.70	N/C
11/23/20	WBW	Review and save email re representation letter and status	0.10	N/C
11/29/20	AMG	Research standing and exchange emails with Mr. Pogue re same	1.40	315.00
		Total Fees	3.40	\$446.50
		Total Costs		\$0.00
		Total Fees and Costs		\$446.50

Rhonda Bilek

From: meredith=sdaco.org@mg.yogacms.io on behalf of Meredith Quarles
<meredith@sdaco.org>
Sent: Thursday, December 17, 2020 12:32 PM
To: Rhonda Bilek
Subject: SDA Membership Invoice

Thank you for renewal of your membership with the Special District Association of Colorado.

Invoice - SDA Annual Membership

Special District Association
225 E 16th Ave, Ste 1000 Denver CO 80203
Granby Ranch Metro District
7995 E. Prentice Ave., Suite 103E, Greenwood Village, CO 80111-2710

Pay By Check \$442.96

Membership Year: 2021
Invoice Date: 12/17/2020

Please send check to:

Special District Association
225 E 16th Ave, Ste 1000
Denver, CO 80203

25% Discount Applied

The 25% discount will be applied to only those districts that have renewed by March 1 AND have their payment in the office by July 1.

If payment is not received by July 1, the 25% discount is no longer valid and the district will need to pay 100% of the dues calculation.

Membership Dues

Budgeted Expenditures	\$927,824.00
Debt Service	\$725,338.00
Lease Purchase Agreements	\$0.00
Capital Outlay	\$0.00

Dues Calculation

Net Appropriated Expenditure	\$202,486.00
Dues for 2021	\$590.61
Applied Discount	\$147.65
District is a Pool Member	Yes
CEBT Health Insurance Member	No
Inactive according to Colorado Law	No
PAY	\$442.96

Profile

District Granby Ranch Metro District
 Address 7995 E. Prentice Ave., Suite 103E, Greenwood Village, CO 80111-2710
 Phone 303-381-4960
 Email kblair@crsofcolorado.com

Demographics

Population Served 0
 Full Time Employees 0
 Part Time Employees
 Services Streets, safety, transportation, water and sewer, park and recreation, pest control.
 District Type Metro
 Counties Served Grand
 Board Meeting Schedule 2021 Regular meeting dates for February 11 at 6:00 p.m.; May 14 at 10:00 a.m.; August 13 at 10:00 a.m.; and November 11 at 6:00 p.m.

Employees

Name Kayla Blair
 Address 7995 East Prentice Ave., Suite 103E, Greenwood Village, CO 80111-2710
 Phone 1 303-381-4960
 Primary Email kblair@crsofcolorado.com
 Send SDA News Delivery Email
 Permission to Manage Account No

Board Members

Name Frances Mejer
 Address 625 Cumulus Road, Granby, CO 80446
 Phone 1 970-581-3165
 Primary Email fmejer@comcast.net
 Send SDA News Delivery Email
 Permission to Manage Account Yes
 Name Steven Conrad
 Address 754 Briar Haven Drive, Castle Pines, CO 80108
 Phone 1 720-320-1772
 Primary Email steve.conrad@impactrealestatesolutions.com
 Send SDA News Delivery Email

Board Members

Permission to Manage Account	Yes
Name	Matt Girard
Address	2329 Van Goron Street, Lakewood, CO 80215
Phone 1	303-994-4609
Primary Email	matt.girard@plenarygroup.com
Send SDA News Delivery	Email
Permission to Manage Account	Yes
Name	Timothy Archie
Address	109 Timber Ct, Granby, Colorado 80446
Primary Email	tim.archie0@gmail.com
Send SDA News Delivery	Email
Permission to Manage Account	Yes
Name	Glenn O'Flaherty
Address	132 Fairway Ln, Granby, Colorado 80446
Primary Email	goflaherty@comcast.net
Send SDA News Delivery	Email
Permission to Manage Account	Yes

Additional Contacts

CPA	CliftonLarsenAllen, LLP
Management Company	Community Resource Services of Colorado, LLC (CRS)
Law Firm	Icenogle Seaver Pogue, P.C.

System: 1/26/2021 9:33:19 AM
 User Date: 1/26/2021

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	1/26/2021
Vendor ID	First	Last	Checkbook ID	First
Vendor Name	First	Last		Last

Sorted By: Check Number

CURRENT

* Voided Checks

Check Number	Vendor ID	Vendor Check Name	Check Date	Checkbook ID	Audit Trail Code	Amount
002057	CSDPL	Colorado Special Districts Pro	1/26/2021	1ST BANK	PMCHK00000022	\$450.00
002058	CRS	Community Resource Services	1/26/2021	1ST BANK	PMCHK00000022	\$1,379.00
002059	ICENOGLE	Icenogle Seaver Pogue	1/26/2021	1ST BANK	PMCHK00000022	\$2,101.50
002060	NORTON	Norton & Smith P.C.	1/26/2021	1ST BANK	PMCHK00000022	\$4,482.96
Total Checks:	4				Total Amount of Checks:	\$8,413.46



Workers' Compensation Coverage Invoice

District: Granby Ranch Metropolitan District
c/o Community Resource Services of Colorado, LLC
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

Broker: T. Charles Wilson Insurance Service
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date
POL-0004006		60397		1/1/2021		EOD 12/31/2021		9/8/2020
Class Code	Description	No. of Employees		No. of Volunteers	2021 Rate	2021 Estimated Employee Payroll	2021 Estimated Volunteer Payroll	Estimated Manual Contribution
		FT	PT					
8811	Board Member Coverage	0	0	5	0.75	\$ 0	\$6,000	\$ 45.00

Manual Contribution:			\$ 45.00
Experience Modification:	x	1.00	
Modified Contribution:	=	\$ 45.00	
Minimum Contribution:		\$ 450.00	
Contribution Volume Credit:	-	\$ 0.00	
Designated Provider Discount:	-	\$ 0.00	
Cost Containment Credit:	x	1.00	
Manual Adjustment:	x		
Multi-Program Discount:	x		
Estimated Annual Contribution:			= \$ 450.00
Pro Rata Factor:			x 1.00
Total Estimated Contribution:			= \$ 450.00
Fees:			+
Total Amount Due:			\$ 450.00

Total contribution includes commission paid to the Broker reflected above

Estimated payroll is subject to yearend audit.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
PO Box 1539
Portland, OR 97207-1539

Wire transfer available upon request.
Billing questions:
billing@csdpool.org
800-318-8870 ext. 3



**Colorado Special Districts
Property and Liability Pool**

Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: POL-0004006
Coverage Period: 1/1/2021 — EOD 12/31/2021

FEIN: 51-0495962
Entity ID: 60397

Named Member:
Granby Ranch Metropolitan District
c/o Community Resource Services of Colorado, LLC
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, CO 80111

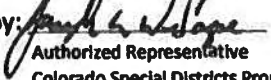
Broker of Record:
T. Charles Wilson Insurance Service
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$ 450.00

Class	Description	2021 Estimated Employee Payroll	2021 Estimated Volunteer Payroll
8811	Board Member Coverage	\$ 0	\$ 6,000

This declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
Authorized Representative
Colorado Special Districts Property and Liability Pool

Date: 9/9/2020



Payment Instructions

The annual contribution for this coverage has been rounded to the nearest whole dollar. The annual contribution for coverage with the Pool is due upon receipt of this invoice. To make a payment, please mail your check and a copy of your invoice to:

Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff, Seibels & Williams, Inc.
1800 SW 1st Ave, Suite 400
Portland, OR 97201

To ensure that your payment is accurately applied, please always include a copy of the invoice.

The Pool does not accept credit card payment at this time; however, if you would like to make payment via wire transfer, please let us know and we will be happy to provide you with wiring instructions.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for contact information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

COMMUNITY RESOURCE SERVICES
7995 E. PRENTICE AVENUE, SUITE 103E
GREENWOOD VILLAGE, CO 80111
TELEPHONE: (303) 381-4960

January 4, 2021

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

INVOICE SUMMARY – DECEMBER 2020 SERVICES

General Services	\$1,008.00
Financial Services	<u>371.00</u>
TOTAL AMOUNT DUE	\$1,379.00

Thank you for your business!

Fees & Expenses by Matter & Timekeeper with Codes
 Period: 12/01/2020-12/31/2020

Date Status	Timekeeper	Transaction Type Description	Amount
Matter 68-1		Granby Ranch Metropolitan District GENERAL SERVICES	
12/04/20 Unbilled	LJ	Fee: 0.10 hours @ \$175.00/hour Follow-up with Directors Girard and Mejer to collect November 13, 2020 Board Meeting documents requiring execution.	17.50
12/08/20 Unbilled	LJ	Fee: 0.50 hours @ \$175.00/hour Prepare the 2021 Mill Levy Certification.	87.50
12/08/20 Unbilled	LJ	Fee: 0.80 hours @ \$175.00/hour Collection from Director Mejer of executed documents from the November 13, 2020 Board Meeting and collate. Follow-up with Director Mejer for missing certification page associated with the Budget Resolution.	140.00
12/09/20 Unbilled	LJ	Fee: 0.20 hours @ \$175.00/hour Revise the DLG 70 Mill Levy Certification forms.	35.00
12/10/20 Unbilled	LJ	Fee: 0.40 hours @ \$175.00/hour Review the Solvista IGA; prepare correspondence and transmit confirmation to the Board of the funding of Solvista's obligation.	70.00
12/11/20 Unbilled	LJ	Fee: 0.10 hours @ \$175.00/hour Respond to Director Girard regarding the SolVista payment vs. budget.	17.50
12/17/20 Unbilled	LJ	Fee: 1.00 hours @ \$175.00/hour Organize and purge working file.	175.00
12/17/20 Unbilled	RB	Fee: 0.10 hours @ \$105.00/hour Renewal of 2021 SDA membership	10.50
12/21/20 Unbilled	KJB	Fee: 0.20 hours @ \$105.00/hour drafting 2020 map boundary letter and filing with DOLA	21.00
12/22/20 Unbilled	KJB	Fee: 0.10 hours @ \$105.00/hour sending boundary map to county clerk and recorder and assessor	10.50
12/23/20 Unbilled	KJB	Fee: 0.10 hours @ \$105.00/hour sending map compliance to clerk and recorder and assessor	10.50
12/28/20	KJB	Fee: 0.10 hours @ \$105.00/hour	10.50

Fees & Expenses by Matter & Timekeeper with Codes
 Period: 12/01/2020-12/31/2020

Date Status	Timekeeper	Transaction Type Description	Amount
Unbilled		saving compliance emails to system	
12/31/20 Unbilled	SB	Fee: 2.30 hours @ \$175.00/hour Finalize budget packet for each district; certify mill levies with the county; prepare budget messages; assemble budget packets for filing with DOLA.	402.50
Matter 68-1 13 transactions		Hours: 6.00 Fees: Expenses:	1,008.00 0.00
Matter 68-2		Granby Ranch Metropolitan District FINANCIAL SERVICES	
12/03/20 Unbilled	JMB	Fee: 1.50 hours @ \$175.00/hour November 2020 financials	262.50
12/15/20 Unbilled	JMB	Fee: 0.10 hours @ \$175.00/hour Create 2021 Property Tax Schedule	17.50
12/21/20 Unbilled	JMB	Fee: 0.10 hours @ \$175.00/hour Wire to UMB for Bond account	17.50
12/22/20 Unbilled	KB	Fee: 0.30 hours @ \$105.00/hour Collect payables and distribute to the Board for approval.	31.50
12/28/20 Unbilled	KB	Fee: 0.40 hours @ \$105.00/hour Process payables	42.00
Matter 68-2 5 transactions		Hours: 2.40 Fees: Expenses:	371.00 0.00
18 transactions 2 matters		Hours: 8.40 Fees: Expenses:	1,379.00 0.00



ICENOGL SEAVR POGUE

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

December 31, 2020
Statement No. 19181
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0000000					
-568.00	0.00	0.00	0.00	0.00	-\$568.00
1309-0008000 MEETINGS					
1,942.50	0.00	0.00	0.00	0.00	\$1,942.50
1309-0024000 ANNUAL FILINGS					
0.00	532.00	0.00	0.00	0.00	\$532.00
1309-2000000 GENERAL					
450.50	1,569.50	0.00	0.00	0.00	\$2,020.00
<u>1,825.00</u> <i>paid</i>	<u>2,101.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>\$3,926.50</u>



ICENOGL SEAVR POGUE

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

December 31, 2020
Statement No. 19181
Account No. 1309

Previous Balance -\$568.00

Credit Balance -\$568.00

Account No: 1309-0008000
Statement No: 19181

MEETINGS

Previous Balance \$1,942.50

Balance Due \$1,942.50

Account No: 1309-0024000
Statement No: 19181

ANNUAL FILINGS

Fees

			Hours	
12/15/2020	JKL	Review service plan and previous annual reports re preparation of 2021 annual report	0.80	152.00
12/16/2020	JKL	Review service plan and previous annual reports re preparation of 2021 annual report	0.80	152.00
12/22/2020	JKL	Prepare outline for 2020 annual report filing	0.20	38.00
12/28/2020	JKL	Review Service Plan and Intergovernmental Agreement re preparation of annual report	1.00	190.00
		For Current Services Rendered	<u>2.80</u>	<u>532.00</u>
		Total Current Work		532.00
		Balance Due		<u>\$532.00</u>

Granby Ranch Metropolitan District

December 31, 2020
Statement No.: 19181
Account No.: 1309.2000000
Page: 2

Account No: 1309-2000000
Statement No: 19181

GENERAL

Fees

			Hours	
12/01/2020	ADP	Review correspondence with Richardson, Cipriani re lease purchase agreement; conference with Girard, correspond with Garcia re same; correspond with Walden re same	0.80	292.00
12/02/2020	ADP	Correspond with Waldron, conference with Girard re lease purchase termination	0.30	109.50
12/03/2020	ADP	Conference with Waldron re lease purchase agreement; conference with Girard re same	1.20	438.00
12/29/2020	ADP	Review memo re LPA termination; correspond with Garcia, Norton, Girard re same	1.00	365.00
12/30/2020	ADP	Correspond with Girard, conference with Garcia re standing memo; revise same	1.00	365.00
		For Current Services Rendered	4.30	1,569.50
		Total Current Work		1,569.50
		Previous Balance		\$450.50
		Balance Due		<u>\$2,020.00</u>
		Total Balance Due		<u>\$3,926.50</u>

NORTON & SMITH, P.C.

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Alicia M. Garcia
Emily B. Naes

Of Counsel
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Granby Ranch Metropolitan District

c/o Alan D. Pogue
Icenogle, Seaver & Pogue
CO

December 31, 2020

Federal ID: 84-1079419

<u>Matter</u>	<u>Description</u>	<u>Fees</u>	<u>Costs</u>	<u>Total</u>
1358.0102	LEASE PURCHASE AGREEMENT	\$4,396.00	\$86.96	\$4,482.96
Totals		\$4,396.00	\$86.96	\$4,482.96
			Previous Balance	\$446.50
			Payment - Thank you	\$0.00
			Total this Bill	\$4,482.96
			<u>New Balance</u>	<u>\$4,929.46</u>

Accounts Receivable Aging

Current	\$4,482.96
30 Days	\$446.50 <i>Paid</i>
60 Days	\$0.00
90 Days	\$0.00
120 Days	\$0.00

This transmittal represents our invoice for legal services for the period ending as of the date hereof. Payment is due within thirty days of receipt of invoice. We appreciate the opportunity to be of service.

NORTON & SMITH, P.C.

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Erin M. Smith

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c/o Alan D. Pogue
Icenogle, Seaver & Pogue
CO

December 31, 2020

Invoice Number: 8473

Matter: 1358.0102 LEASE PURCHASE AGREEMENT

<u>DATE</u>		<u>DESCRIPTION</u>	<u>HOURS</u>	<u>AMOUNT</u>
12/01/20	AMG	Print and review agreements sent by Mr. Pogue	0.10	22.50
12/01/20	WBW	Review and save email re Headwaters meeting packet (.1); review and save emails re status (.2)	0.30	48.00
12/03/20	AMG	Review agreements, emails and documents sent by Mr. Pogue and begin research re same (1.9); conference with Mr. Norton re same (.8)	2.70	607.50
12/04/20	AMG	Analyze foreclosure and termination of purchase and lease agreement issue (.6); draft email to Mr. Pogue re same (.2)	0.80	180.00
12/07/20	WBW	Finalize and transmit matter memorandum and run conflicts (.3); review and save emails re status (.2)	0.50	80.00
12/10/20	WBW	Attend work in progress and discuss status	0.10	N/C
12/14/20	AMG	Research whether the lease purchase agreement was extinguished in a foreclosure, whether the agreement was actually a mortgage, whether Granby Ranch is a third party beneficiary to the agreement, and whether a quasi-municipal lease is extinguished by a foreclosure (3.4); exchange emails with Mr. Pogue re same (.1)	3.50	787.50
12/15/20	AMG	Draft memorandum re standing issue (3.5); conference with Mr. Norton re same (.1)	3.60	810.00
12/16/20	AMG	Draft memorandum re standing issue (1.7); review and revise same (.5); transmit same to Mr. Norton and draft email re same (.1)	2.30	517.50
12/16/20	WBW	Review and save email re memorandum	0.10	16.00
12/21/20	AMG	Exchange emails with Mr. Pogue re standing memorandum and research (.1); conference with Mr. Norton re same (.1)	0.20	45.00
12/21/20	WBW	Review and save email re memorandum re standing	0.10	16.00

12/29/20	AMG	Review email from Mr. Pogue re standing memorandum (.1); review and revise memorandum and address questions and comments from Mr. Girard, transmit to Mr. Pogue and Mr. Norton (2.6); review docket and discuss deadlines with Ms. Wells (.1)	2.80	630.00
12/29/20	WBW	Review and save emails re Memorandum re standing	0.30	48.00
12/30/20	CEN	Review correspondence from Mr. Pogue and confer with Ms. Garcia re research memorandum	0.20	74.00
12/30/20	AMG	Telephone conference with Mr. Pogue re updates to standing memorandum and discussions with Mr. Girard (.5); review and revise memorandum re same (1.0)	1.50	337.50
12/30/20	WBW	Review and save emails re status	0.30	48.00
12/31/20	AMG	Transmit memorandum and corresponding documents to Mr. Norton and research case law and transmit	0.50	112.50
12/31/20	WBW	Review and save email re documents	0.10	16.00
		Total Fees	20.00	\$4,396.00
		Computer Research	86.96	
		Total Costs		\$86.96
		Total Fees and Costs		\$4,482.96
		Previous Balance		446.50

Granby Ranch - Mill Levy refund checks - Outstanding

Check Number	Check Date	Payee	Street Address	City	State	Zip code	Amount	Property Address
1057	4/1/2019	Aaron J & Allison M Stafford	165 Lounsbury Rd	Ridgefield	CT	06877-4712	8.11	
1120	4/1/2019	CCNJ, LLC	591 Canal View Dr	Grand Lake	CO	80447-8713	56.62	001243 Lower Ranch View Rd
1162	4/1/2019	David P & Wendy Highfield	14118 Whitney Circle	Broomfield	CO	80023-4507	25.61	000126 Fairway Ln
1174	4/1/2019	Donald F & Sandra G Koi enig	1258 Kendari Ter	Naples	FL	34113-8481	5.75	
1184	4/1/2019	Ellis, Julian & Joye & Julia	5091 Valentia St	Denver	CO	80238-3722	79.97	000150 Village Rd #A-206
1195	4/1/2019	Failor, Jeffrey L & Margaret A Rossillon	3606 E Fair PL	Centennial	CO	80121-3027	110.12	000154 Village Rd #C-305
1249	4/1/2019	Harrison, Kenneth & Elliette G	5091 Hidden Pond PL	Castle Rock	CO	80108-8850	14.32	
1275	4/1/2019	Jason N & Carl A Moga	6062 Bridle Path LN	Parker	CO	80134-5222	8.36	000158 Village Rd #E-102
1283	4/1/2019	Julianne Okeefe	14221 W Dartmouth Ave	Lakewood	CO	80228-5491	13.00	000107 Deertrack Ct
1289	4/1/2019	Nicholas & Joanne & Janet Kameron	2284 Autumn Ridge Blvd	Lafayette	CO	80026-8831	133.22	000300 Basecamp Cir #207
1302	4/1/2019	KJW Investments LLC	124 Fairview LN	Granby	CO	80446	23.68	000124 Fairview Lane
1367	4/1/2019	McMahon, Thomas & Susan M	200 E Hornbeam Dr	Longwood	FL	32779-2531	78.88	
1415	4/1/2019	Paulonis, Daniel & Leslie	17082 W 85th Pl	Arvada	CO	80007-6722	112.26	000154 Village Rd #C-304
1420	4/1/2019	Phillips, Barton L & Ingrid W	102 Innesbrook Court	New Bern	NC	28562	186.65	
1469	4/1/2019	Severson, Patrick A & Christina L	9000 Lightner Cir	Holland	NE	68372-9478	96.38	000150 Village Rd #A-203
1511	4/1/2019	TGB Revocable Living Trust	PO Box 4183	Granby	CO	80446-4183	426.40	000345 Pawnee Lane
1513	4/1/2019	Thorp, Jay &	11451 Switzer Park Pl	Parker	CO	80138-3009	42.46	Granby Ranch FLG 8 Lots 7-12
1528	4/1/2019	Veracochea, Nelson Saldivia &	Calle Maury, Edificio El Trapiche Apt 2A	Valle Arriba	Caracas		133.22	
1551	4/1/2019	Willeke, Jessica	24734 E Quarto Pl	Aurora	CO	80016-7167	90.28	000152 Village Rd #B-104
1552	4/1/2019	William & Tiffany Markey	160 Village Road Unit F201	Grandy	CO	80446-8749	4.97	000160 Village Rd #F-201
1557	4/1/2019	Winter, Daniel M Trust & Gretchen D Trust	160 Highview Pt	Council Grove	KS	66846-8426	102.18	001115 Cirrus Way
1579	5/24/2019	Anti Aging Yoga, LLC	1007 19th St	Golden	CO	80401-1854	53.99	
1592	5/24/2019	Harlan R Logsdon & Christina R L Norris	6008 Brownsboro Park Blvd Ste H	Louisville	KY	40207-1295	93.01	001425 Cumulus Rd
1594	5/24/2019	Hill Realty Enterprices LLC	24734 E Quarto PL	Aurora	CO	80016-7167	8.38	
1634	5/24/2019	Peter M & Fairfax N Blount	5496 Caminito Exquisito	San Diego	CA	92130-2824	35.82	
1618	5/24/2019	Stenho Family Trust	4785 W 107th Dr	Westminster	CO	80031-1997	180.71	
1628	5/24/2019	Timothy L Atencio	18207 W 3rd Ave Apt 2	Golden	CO	80401-6916	2.13	000358 GCR 644
1631	6/28/2019	Alexander J Pursley & Artemio Sanchez	Not sure what address this was sent to - can not find check copy unlocated difference				30.67	
							32.16	
						Total outstanding	<u>2,189.31</u>	

GRANBY RANCH METROPOLITAN DISTRICT
Property Taxes Reconciliation
2021

Grand County
 General Fund

January
 February
 March
 April
 May
 June
 July
 August
 September
 October
 November
 December

	Current Year								Combined General & Debt Funds	
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due from County	Net Amount Received	% of Total Property Taxes Received		
								Monthly		Y-T-D
January	\$ 15,676.13		\$ 2,003.87		\$ (783.81)		16,896.19	5.99%	5.99%	65,888.40
February							-	0.00%	5.99%	-
March							-	0.00%	5.99%	-
April							-	0.00%	5.99%	-
May							-	0.00%	5.99%	-
June							-	0.00%	5.99%	-
July							-	0.00%	5.99%	-
August							-	0.00%	5.99%	-
September							-	0.00%	5.99%	-
October							-	0.00%	5.99%	-
November							-	0.00%	5.99%	-
December							-	0.00%	5.99%	-
	\$ 15,676.13	\$ -	\$ 2,003.87	\$ -	\$ (783.81)	\$ -	\$ 16,896.19	5.99%	5.99%	65,888.40
	10-4101-000		10-4102-000	10-4910-000	10-5107-000					

Budgeted Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
--------------------------	-------------	-----------------------------	------------------------------------

Property Tax
 General Fund

\$ 261,651.00	100.000%	\$ 15,676.13	5.99%
\$ 261,651.00	100.00%	\$ 15,676.13	5.99%

Specific Ownership Tax
 General Fund

\$ 15,699.00	100.00%	\$ 2,003.87	12.76%
\$ 15,699.00	100.00%	\$ 2,003.87	12.76%

Treasurer's Fees
 General Fund

\$ 13,083.00	100.00%	\$ 783.81	5.99%
\$ 13,083.00	100.00%	\$ 783.81	5.99%

GRANBY RANCH METROPOLITAN DISTRICT
Property Taxes Reconciliation
2021

Grand County
Debt Fund

Current Year									
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due from County	Net Amount Received	% of Total Property Taxes Received	
								Monthly	Y-T-D
January	\$ 47,028.38		\$ 4,315.25		\$ (2,351.42)		48,992.21	5.60%	5.60%
February							-	0.00%	5.60%
March							-	0.00%	5.60%
April							-	0.00%	5.60%
May							-	0.00%	5.60%
June							-	0.00%	5.60%
July							-	0.00%	5.60%
August							-	0.00%	5.60%
September							-	0.00%	5.60%
October							-	0.00%	5.60%
November							-	0.00%	5.60%
December							-	0.00%	5.60%
	\$ 47,028.38	\$ -	\$ 4,315.25	\$ -	\$ (2,351.42)	\$ -	\$ 48,992.21	5.60%	5.60%
	20-4101-000		20-4102-000	20-4910-000	20-5107-000				

Budgeted Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
-----------------------	-------------	--------------------------	------------------------------

Property Tax

Debt Service Fund

\$ 840,323.00	100.000%	\$ 47,028.38	5.60%
\$ 840,323.00	100.00%	\$ 47,028.38	5.60%

Specific Ownership Tax

Debt Service Fund

\$ 50,419.00	100.00%	\$ 4,315.25	8.56%
\$ 50,419.00	100.00%	\$ 4,315.25	8.56%

Treasurer's Fees

Debt Service Fund

\$ 42,016.00	100.00%	\$ 2,351.42	5.60%
\$ 42,016.00	100.00%	\$ 2,351.42	5.60%

**GRANBY RANCH METROPOLITAN DISTRICT
CASH POSITION STATEMENT
FOR THE MONTH ENDED JANUARY 31, 2021
Adjusted as of February 4, 2021**

	CHECKING	INVESTMENTS	UMB		TOTAL
	1st Bank	Csafe	Bond Fund	Bond Reserve	ALL ACCOUNTS
Beginning balance per bank	\$ 14,894	\$ 969,730	\$ 18,524	\$ 902,082	\$ 1,905,230
YTD credits - Total deposits, wires and transfers	6,255	6,812	4,601	66	17,734
YTD debits - Total vouchers, wires and transfers	(9,690)	(4,600)	-	(8)	(14,298)
YTD balance	11,459	971,942	23,125	902,140	1,908,666
Less outstanding checks:	(9,795)	-	-	-	(9,795)
YTD book balance	1,664	971,942	23,125	902,140	1,898,871
Current activity					
Transfers	10,000	(58,992)	48,992	-	-
Deposits	-	65,888	-	-	65,888
Current payables:	(3,814)	-	-	-	(3,814)
Adjusted balance	7,850	978,838	72,117	902,140	1,960,945
Less restricted cash - debt service	-	(524,266)	(72,117)	(902,140)	(1,498,523)
Adjusted unrestricted cash balance	\$ 7,850	\$ 454,572	\$ -	\$ -	\$ 462,422

GRANBY RANCH METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

January 31, 2021

**GRANBY RANCH METROPOLITAN DISTRICT
BALANCE SHEET
January 31, 2020
Unaudited**

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>
<u>ASSETS</u>			
Current Assets			
Cash in checking - 1st Bank	\$ 1,665	\$ -	\$ 1,665
Cash in Csafe	398,683	573,258	971,941
UMB bond fund 2018	-	23,125	23,125
UMB reserve fund 2018	-	902,140	902,140
Receivable with county treasurer	16,896	48,992	65,888
Property taxes receivable	261,651	840,323	1,101,974
TOTAL ASSETS	<u>\$ 678,895</u>	<u>\$ 2,387,838</u>	<u>\$ 3,066,733</u>
<u>LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</u>			
Liabilities			
Accounts payable	\$ 3,814	\$ -	\$ 3,814
Total liabilities	<u>3,814</u>	<u>-</u>	<u>3,814</u>
Deferred Inflows of Resources			
Deferred property taxes	261,651	840,323	1,101,974
Total deferred inflows of resources	<u>261,651</u>	<u>840,323</u>	<u>1,101,974</u>
FUND BALANCE			
Tabor emergency reserves	720	-	720
Unassigned - beginning balance, net of emergency reserves	396,233	-	396,233
Debt service - beginning fund balance	-	1,498,464	1,498,464
Year to date net change in fund balance	16,477	49,051	65,528
Total fund balances	<u>413,430</u>	<u>1,547,515</u>	<u>1,960,945</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES	<u>\$ 678,895</u>	<u>\$ 2,387,838</u>	<u>\$ 3,066,733</u>

**GRANBY RANCH METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
For the One Month Ended January 31, 2021
Unaudited**

	Adopted 2021 Budget	YTD Actual	Variance Over (Under)	Percent of Budget (8% YTD)
REVENUES				
Property taxes	\$ 261,651	\$ 15,676	\$ (245,975)	6%
Specific ownership taxes	15,699	2,004	(13,695)	13%
Interest	-	75	75	0%
Facility fees	-	6,255	6,255	0%
Total revenues	<u>277,350</u>	<u>24,010</u>	<u>(253,340)</u>	<u>9%</u>
EXPENDITURES				
Audit	5,500	-	(5,500)	0%
District management	25,000	1,702	(23,298)	7%
Accounting	22,000	2,086	(19,914)	9%
County treasurer fees	13,083	784	(12,299)	6%
Dues and licenses	1,000	443	(557)	44%
Insurance	5,000	2,482	(2,518)	50%
Legal	25,000	-	(25,000)	0%
Miscellaneous	3,000	36	(2,964)	1%
Operations reserve	50,000	-	(50,000)	0%
Emergency reserve	8,300	-	(8,300)	0%
Total expenditures	<u>157,883</u>	<u>7,533</u>	<u>(150,350)</u>	<u>5%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>119,467</u>	<u>16,477</u>	<u>(102,990)</u>	<u>14%</u>
OTHER FINANCING USES				
Transfer to debt fund	(87,000)	-	87,000	0%
Total other financing uses	<u>(87,000)</u>	<u>-</u>	<u>87,000</u>	<u>0%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 32,467</u>	<u>16,477</u>	<u>\$ (15,990)</u>	
BEGINNING FUND BALANCE		<u>396,953</u>		
ENDING FUND BALANCE		<u>\$ 413,430</u>		

**GRANBY RANCH METROPOLITAN DISTRICT
DEBT SERVICE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
For the One Month Ended January 31, 2021
Unaudited**

	<u>Adopted 2021 Budget</u>	<u>YTD Actual</u>	<u>Variance Over (Under)</u>	<u>Percent of Budget (8% YTD)</u>
REVENUES				
Property taxes	\$ 840,323	\$ 47,028	\$ (793,295)	6%
Specific ownership taxes	50,419	4,315	(46,104)	9%
Interest	15,000	67	(14,933)	0%
Contribution from SolVista Metro District	40,000	-	(40,000)	0%
Total revenues	<u>945,742</u>	<u>51,410</u>	<u>(894,332)</u>	<u>5%</u>
EXPENDITURES				
Bond principal	80,000	-	(80,000)	0%
Bond interest	645,338	-	(645,338)	0%
County treasurer fees	42,016	2,351	(39,665)	6%
Paying agent fees	6,400	8	(6,392)	0%
Total expenditures	<u>773,754</u>	<u>2,359</u>	<u>(771,395)</u>	<u>0%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>171,988</u>	<u>49,051</u>	<u>(122,937)</u>	<u>29%</u>
OTHER FINANCING SOURCES				
Transfer from other funds	87,000	-	(87,000)	0%
Total other financing sources	<u>87,000</u>	<u>-</u>	<u>(87,000)</u>	<u>0%</u>
NET CHANGE IN FUND BALANCE	<u>\$ 258,988</u>	49,051	<u>\$ (209,937)</u>	
BEGINNING FUND BALANCE		<u>1,498,464</u>		
ENDING FUND BALANCE		<u>\$ 1,547,515</u>		



KROB LAW OFFICE, LLC
Attorneys at Law

NATHAN KROB
nathan@kroblaw.com

January 29, 2021

Granby Ranch Metropolitan District
7995 E. Prentice Avenue, Suite 103E
Greenwood Village, Colorado 80111
kblair@crsofcolorado.com

Re: Request of application for quinquennial finding of reasonable diligence for Granby Ranch Metropolitan District

Dear Manager and Directors,

The purpose of this letter is to inform you that under Section 32-1-1101.5 of the Colorado Revised Statutes, the Town of Granby Board of Trustees has directed by a vote of the body to request Granby Ranch Metropolitan District file an application for quinquennial findings of reasonable diligence as stipulated in Section 32-1-1101.5 (1.5), C.R.S. Said application shall include the amount of authorized and unissued general obligation debt, any current or anticipated plans to issue such debt, and copies of the district's last audits or applications for exemption from audits.

The application should be submitted within sixty (60) days from the date of this notice. Within 30 days of receiving the application, the Board of Trustees will either accept the application without further action or conduct a public hearing within the following thirty (30) days. If a hearing is required related to the application, the Town will provide the district with notice no less than ten (10) days prior to the date set for the hearing.

Should you have any questions regarding this notice, please feel free to contact me.

Regards,

/s/ Nathan Krob

Nathan Krob
Attorney for the Town of Granby

cc: Ted Cherry, Town Manager

2018 Colorado Revised Statutes

Title 32 - Special Districts

Special District Act

Article 1 - Special District Provisions

Part 11 - Financial Powers

§ 32-1-1101.5. Special district debt - quinquennial findings of reasonable diligence

Universal Citation: CO Rev Stat § 32-1-1101.5 (2018)

- (1) The results of special district ballot issue elections to incur general obligation indebtedness shall be certified by the special district by certified mail to the board of county commissioners of each county in which the special district is located or to the governing body of a municipality that has adopted a resolution of approval of the special district pursuant to section 32-1-204.5 or 32-1-204.7 within forty-five days after the election. For all special districts with authorized but unissued general obligation debt approved before July 1, 1995, the results of the election at which such approval was given and a statement of the principal amount of any general obligation debt that has been issued pursuant to such authorization shall be so certified by the special district on or before January 1, 1996. If for any reason certification required by this subsection (1) is not made, the special district shall certify such election results by certified mail no later than thirty days before issuing any general obligation debt to the board of county commissioners or the governing body of such municipality. The special district shall file a copy of any certification made under this subsection (1) with the division of securities created by section 11-51-701, C.R.S., within the applicable time period prescribed in this subsection (1). Whenever a special district incurs general obligation debt, the special district shall submit a copy of the notice required by section 32-1-1604 to the board of county commissioners of each county in which the district is located or the governing body of such municipality within thirty days after incurring the debt.

- (1.5) In every fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors, the board of county commissioners or the governing body of the municipality that has adopted a resolution of approval of the special district pursuant to section 32-1-204.5 or 32-1-204.7 may require the board of such special district to file an application for a quinquennial finding of reasonable diligence. If the board of county commissioners or the governing body of such municipality requires such filing, it shall notify the special district in writing to file an application within sixty days after receipt of the notice. The application shall set forth the amount of the special district's authorized and unissued general obligation debt, any current or anticipated plan to issue such debt, a copy of the district's last audit or application for exemption from audit, and any other information required by the board of county commissioners or the governing body of such municipality relevant to making the determinations under subsection (2) of this section. If required by the board of county commissioners or the governing body of such municipality, subsequent applications shall be filed within sixty days after receipt of such notice but no more frequently than every five years after the prior notice until all of the general obligation debt that was

authorized by the election has been issued or abandoned. If a special district is wholly or partially located in a municipality that has not adopted a resolution of approval of such special district pursuant to section 32-1-204.5 or 32-1-204.7, the board of the special district shall file a copy of any such application with the governing body of such municipality, and such municipality may submit comments thereon prior to the determination made under subsection (2) of this section.

- (2) (a) Within thirty days after submittal of any application required under subsection (1.5) of this section, the board of county commissioners or the governing body of the municipality that has adopted a resolution of approval of the special district pursuant to section 32-1-204.5 or 32-1-204.7 shall accept such application without further action or shall conduct a public hearing within the next thirty days, with no less than ten days prior notice to the district, to consider whether the service plan and financial plan of the district are adequate to meet the debt financing requirements of the authorized and unissued general obligation debt based upon present conditions within the district. Within thirty days after such hearing, the board of county commissioners or the governing body of the municipality shall:

- o (I) Determine that the implementation of the service plan or financial plan will result in the timely and reasonable discharge of the special district's general obligation debt. If the board of county commissioners or the governing body of the municipality makes such a finding, it shall grant a continuation of the authority for the board of the special district to issue any remaining authorized general obligation debt.

- o (II) Determine that the implementation of the service plan or financial plan will not result in the timely and reasonable discharge of the special district's general obligation debt and that such implementation will place property owners at risk for excessive tax burdens to support the servicing of such debt. If the board of county commissioners or the governing body of the municipality makes such a finding, it shall deny a continuation of the authority of the board of the special district to issue any remaining authorized general obligation debt.

- o (III) Determine that the implementation of the service plan or financial plan will not result in the timely and reasonable discharge of general obligation debt and require the board of the special district to submit amendments or modifications to such plans as a precondition to a finding of reasonable diligence; except that nothing in this section shall be construed as limiting the board's power to issue refunding bonds in accordance with statutory requirements.

☐ (b) The board of county commissioners or the governing body of such municipality shall have all available legal remedies to enforce its determination under paragraph (a) of this subsection (2).

- (3) The provisions of this section shall apply to all authorized but unissued general obligation debt for each special district organized under this title. All such authorized but unissued debt shall be valid until the board of county commissioners or the governing body of the municipality has made the determination to deny the continuation of such authority pursuant to subsection (2) of this section.

- (4) Any determination made pursuant to this section is subject to judicial review by a district court. If the court finds the determination is arbitrary, capricious, or unreasonable, the court shall remand the matter to the board of county commissioners or to the governing body of the municipality to hold another hearing with no less than ten days prior notice to the district and for any other further

action consistent with the court's direction to avoid the arbitrary, capricious, or unreasonable determination.

- (5) Any action to enforce this section except an action brought under subsection (4) of this section shall be initiated only by the board of county commissioners or the governing body of a municipality that has adopted a resolution of approval of the special district pursuant to section 32-1-204.5 or 32-1-204.7 and before any bonds are issued as authorized by law.
- (6) Any determination made under this section before July 1, 1995, is hereby validated, unless decided otherwise in a legal proceeding instituted to challenge the determination. Any application for a quinquennial finding of reasonable diligence filed by a special district that is pending on July 1, 1995, and any subsequent application filed by a special district on or after July 1, 1995, is subject to this section.