

Granby Ranch Metropolitan District

Special Board Meeting Agenda

(Thursday May 23, 2024)

Directors	Office	Term Expiration
Matt Girard	President	May 2025 (Elected)
Natascha O’Flaherty		May 2025 (Elected)
Stefan Haberer	Treasurer	May 2027 (Elected)
Jason Bearden	Secretary	May 2027 (Appointed)
Tom Young		May 2025 (Appointed)

Meeting Start Time: 6:00pm

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.me/Wolfersberger> Members of the public may also participate via phone using the dial-in number: (571) 317-3112 and access code #937-865-597

I. Administrative Items:

- A. Call To order
- B. Declaration of quorum
- C. Director qualifications / disclosure matters
- D. Meeting protocol and logistics
- E. Review and consider February 08, 2024 board meeting minutes [**Exhibit 01**]
- F. Review and consider August 29, 2023 board meeting minutes [**Exhibit 02**]
- G. Unscheduled public comments (limited to 3 minutes/each)

II. Financial and Other Administrative Matters:

- A. Review and ratify contractor invoices [**Exhibit 03**]
- B. Review and consider April 30, 2024 financial reports [**Exhibit 04**]
- C. Review and consider website accessibility resolution [**Exhibit 05**]

III. Legal Items:

- A. LPA Litigation update
- B. **Executive Session** per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding (1) December 31, 2012 Second Amended and Restated Lease Purchase Agreement (LPA) and the June 1, 2005 Amenity Fee Agreement and (2) status of associated ongoing litigation with HMD/GPGH/GR Terra regarding the LPA
- C. Post executive session discussion & potential action regarding LPA litigation
- D. CFF Litigation update
- E. **Executive Session** per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the status of associated ongoing litigation initiated by GRCO, LLC against the District on May 26, 2023 regarding the District’s capital facility fees
- F. Post executive session discussion & potential action regarding CFF litigation
- G. Discuss the District’s current audit firm’s sanctions by the Securities & Exchange Commission
- H. **Executive Session** per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the District’s current audit service contract with BF Borgers CPA firm
- I. Post executive session discussion & potential action regarding District’s audit firm selection

IV. Adjournment

The next regular board meeting is scheduled for Thursday August 08, 2024 at 6:00pm to be held online at the following location: <https://www.gotomeet.me/Wolfersberger> Members of the public

may also participate via phone using the dial-in number: (571) 317-3112 and access code #937-865-597

EXHIBIT 01

GRANBY RANCH METROPOLITAN DISTRICT

Regular Board Meeting Minutes

Meeting Date: Thursday February 08, 2024

Meeting Time: 6:02pm to 7:21pm

Meeting Location: Online video conference site as follows:

<https://www.gotmeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in-number: phone: (646) 749-3112/Access code #534-031-373

I. Roll Call (6:02pm)

A regular meeting of the Board of Directors of the Granby Ranch Metropolitan District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Matt Girard	President	Present
Stefan Haberer	Treasurer	Present
Natascha O' Flaherty		Present
Jason Bearden		Present
Tom Young		Present

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel for the District, Alan Pogue (Icenogle, Sever & Pogue, PC); special counsel for the District, Dean Batchelder (Burg Simpson Eldridge Hersh Jardine, PC) and Bill O' Connell (Wells, Anderson & Race, LLC); attorneys from law firm Husch Blackwell LLP (David Richardson and Katie Jenner); Ted Cherry with the Town of Granby; and the following residents/homeowners: John Gillogley, Tom DeBoalt, Jeff Link and Peg Sawyer.

II. Administrative Matters

- a) Call to order: The meeting was called to order by Director Girard. Director Girard also stated the meeting will be recorded and posted on the District's website.
- b) Declaration of quorum: Director Girard noted all five directors were present at the commencement of the meeting and quorum is met for this meeting.
- c) Review director qualifications and present disclosures of potential conflicts of interest: All Directors confirmed their qualifications to serve on the Board. The Board reviewed the agenda for the meeting, following which two of three directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

Director O' Flaherty stated the following: "On February 28, 2022, GRCO LLC and GR Terra, LLC, filed a lawsuit against me and my husband to enforce an alleged trail easement. Last week the court ruled that such alleged easement does not exist. The plaintiffs have informed us that

they now want to appeal that. This is separate from the GRMD litigation. I do not perceive this as a conflict and I have no pecuniary interest with these dealings. I am disclosing this out of an abundance of caution and am able to participate in a fair and impartial manner in these discussions.”

- d) Meeting protocol & logistics of public comment: Director Girard briefly reviewed and discussed the protocol & logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item.
- e) Review and consider appointment of a secretary: The Board reviewed and discussed appointing a director to the office of secretary. Director Girard motioned to appoint Director Bearden as secretary. Director O’ Flaherty seconded the motion and the Board voted 5-0 to approve the motion.
- f) Review and consider November 10, 2023 meeting minutes: The Board reviewed and discussed the November 10, 2023 board meeting minutes. Director Girard motioned to approve the minutes as amended. Director Haberer seconded the motion and the Board voted 5-0 to approve the motion.
- g) Review and consider November 10, 2023 annual townhall meeting minutes: The Board reviewed and discussed the November 10, 2023 annual townhall meeting minutes. Director Girard motioned to approve the minutes as presented. Director Young seconded the motion and the Board voted 4-0 to approve the motion. Director O’ Flaherty abstained from voting because she was not in attendance at that meeting.
- h) Unscheduled public comments: Director Girard opened the floor to public comments. The following provided comments: Jeff Link. Director O’Flaherty responded to Mr. Link’s comments.

III. Financial Matters

- a) Review and ratify contractor invoices: The Board reviewed the schedule of contractor invoices submitted for payment since the last meeting – 10 invoices totaling \$62,999.87. Director Girard motioned to approve payment of all invoices. Director O’ Flaherty seconded the motion and the Board voted 5-0 to approve the motion.
- b) Review and consider December 31, 2023 financial reports: The District Manager reviewed and discussed with the Board the District’s December 31, 2023 financial reports.

IV. Legal Matters

- a) LPA litigation update: Mr. Batchelder provided a brief update regarding the current status of the LPA litigation.
- b) Executive session regarding LPA litigation: The Board noted there was no need to hold executive session regarding the LPA litigation.

- c) Capital facility fee (CFF) litigation update: Mr. O' Connell provided a brief update regarding the current status of the CFF litigation.
- d) Executive Session – Capital Facility Fee Litigation: At 6:44pm, Director Girard motioned to convene the meeting to executive session per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding the status of associated ongoing litigation initiated by GRCO, LLC against the District on May 26, 2023 regarding the District's capital facility fees. Director Haberer seconded the motion and the Board voted 5-0 to approve the motion.

In addition to all directors, the following individuals also attended the executive session: Mr. Wolfersberger, Mr. Pogue and Mr. O' Connell.

At 7:19pm, Director Bearden motioned to close the executive session. Director Girard seconded the motion and the Board voted 5-0 to approve the motion.

- e) Post executive session discussion & potential action items: None

V. Adjournment (7:21pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Haberer and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Thursday May 09, 2024, at 6:00pm online at: <https://www.gotomeet.me/Wolfersberger> Members of the public may also participate via phone using the dial-in number: (571) 317-3112 and access code #937-865-597

Secretary

Date

EXHIBIT 02

GRANBY RANCH METROPOLITAN DISTRICT

Special Board Meeting Minutes

Meeting Date: Tuesday August 29, 2023

Meeting Time: 6:00pm to 8:00pm

Meeting Location: Online video conference site as follows:

<https://www.gotmeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in-number: phone: (646) 749-3112/Access code #534-031-373

I. Roll Call (6:00pm)

A special meeting of the Board of Directors of the Granby Ranch Metropolitan District (District) was called and held as shown above and in accordance with the statutes of the State of Colorado. The following Directors were in attendance:

Directors	Office	Attendance
Matt Girard	President	Present
Robert O' Munneke	Vice President	Present
Stefan Haberer	Treasurer	Present
Natascha O' Flaherty		Present
Vacancy		

Also, in attendance was District Manager Charles Wolfersberger (Wolfersberger, LLC); general counsel representation for the District, Alan Pogue, (Icenogle Seaver Pogue, P.C.); special counsel for the District, Dean Batchelder (Burg Simpson Eldredge Hersh & Hardine, P.C); former special counsel for the District, Brian Matise; attorneys from law firm Husch Blackwell LLP (David Richardson and Katie Jenner); Ted Cherry, representative for Town of Granby; and the following residents/homeowners: Micah Hildenbrand, Scott Shippy, Mark and Peggy Martin, Mark Hermanson, Kit & Pat Connick, Tom & Joanne Young.

II. Administrative Matters

- a) Call to order: The meeting was called to order by Director Girard. Director Girard also stated the meeting will be recorded and posted on the District's website.
- b) Declaration of quorum: Director Girard noted four of four directors were present at the commencement of the meeting and quorum is met for this meeting.
- c) Review director qualifications and present disclosures of potential conflicts of interest: All Directors confirmed their qualifications to serve on the Board. The Board reviewed the agenda for the meeting, following which three of four directors disclosed no conflicts of interest with the business to be discussed and conducted at the meeting.

Director O' Flaherty stated the following: "On February 28, 2022, GRCO LLC and GR Terra, LLC, filed a lawsuit against me and my husband by Mr. Richardson's firm of Husch Blackwell, LLP

to enforce the alleged trail easement. That lawsuit is separate from the GRMD lawsuit. However, out of an abundance of caution, I am making this disclosure on the record. I will be able to be fair and impartial while discussing this lawsuit.”

Director O’ Flaherty also reported that she has filed a complaint with the Campaign Finance Division of the Colorado Secretary of State against GRCO, LLC, GT Terra, LLC, Husch Blackwell, LLP and Nick Raible regarding alleged campaign finance disclosure failures.

- d) Meeting protocol & logistics of public comment: Director Girard briefly reviewed and discussed the protocol & logistics for public comments during this meeting, which will be considered and allowed for each and every agenda item.
- e) Resignation of Director Conrad: Director Girard reported that Director Conrad has resigned from the Board.
- f) Unscheduled public comments: Director Girard opened the floor to public comments. The following homeowners provided comments: Micah Hildenbrand and Tom Young.

III. Executive Session

Director Girard opened the floor to public comments regarding executive session and the following homeowners provided comments: Micah Hildenbrand.

At 6:16pm, Director Girard motioned to convene the meeting to executive session per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding (1) December 31, 2012 Second Amended and Restated Lease Purchase Agreement (LPA) and the June 1, 2005 Amenity Fee Agreement and (2) status of associated ongoing litigation with HMD/GPGH/GR Terra regarding the LPA. Director O’Munneke seconded the motion and the Board voted 4-0 to approve the motion.

In addition to all directors, the following individuals also attended the executive session: Mr. Wolfersberger, Mr. Pogue, Mr. Matise and Mr. Batchelder.

At 7:52pm, Director O’Flaherty motioned to close the executive session. Director Girard seconded the motion and the Board voted 4-0 to approve the motion.

Post executive session Discussion: Director Girard motioned to create a litigation negotiation committee comprised of Director O’Munneke and Director Girard. Director Haberer seconded the motion and the Board voted 4-0 to approve the motion.

Director Girard motioned to reject the counteroffer from HMD/GPGH/GR Terra dated August 23rd and direct both LPA and CFF litigation counsel to work together to notify HMD/GPGH/GR Terra in writing of the District’s rejection of the offer and encourage HMD/GPGH/GR Terra to meet with the litigation negotiation committee to discuss potential settlement terms. Director O’Munneke seconded the motion and the Board voted 4-0 to approve the motion.

Director Girard motioned to direct LPA litigation counsel to file a motion with District Court for entry of final judgement regarding any outstanding litigation issues regarding the LPA litigation.

The Board discussed the motion. Director O’Munneke seconded the motion and the Board voted 4-0.

IV. Adjournment (8:00pm)

There being no further business to come before the Board, and upon motion duly made by Director Girard, seconded by Director Conrad and unanimously carried, the meeting was adjourned. The next regular board meeting is scheduled for Friday November 10, 2023, at 6:00pm online at: <https://www.gotmeet.me/DistrictBoardMeetingRoom2> Members of the public may also participate via phone using the dial-in-number: phone: (646) 749-3112/Access code #534-031-373

Secretary

Date

EXHIBIT 03

Granby Ranch Metropolitan District
Contractor Invoices
April 30, 2024

Payment Date	Invoice Date	Payee	Amount	Invoice description
03/04/24	01/31/24	Burg, Simpson Eldredge Hersh Jardine PC	\$ 8,333.33	January litigation fees
03/04/24	01/31/24	Icenogle Seaver & Pogue, PC	\$ 796.50	General legal services + CFF litigation services
04/01/24	02/29/24	Burg, Simpson Eldredge Hersh Jardine PC	\$ 24.00	Reimbursable admin costs
04/01/24	02/29/24	Burg, Simpson Eldredge Hersh Jardine PC	\$ 8,333.33	February litigation fees
04/01/24	02/29/24	Icenogle Seaver & Pogue, PC	\$ 1,734.50	General legal services + CFF litigation services
04/01/24	03/31/24	Wolfersberger, LLC	\$ 6,806.00	March/April management and accounting fees
	03/31/24	Icenogle Seaver & Pogue, PC	\$ 202.00	General legal services + CFF litigation services
	05/01/24	Wolfersberger, LLC	\$ 6,806.00	May/June management and accounting fees
			\$ 33,035.66	

Wolfersberger, LLC
 12210 Brighton Rd
 Henderson, CO 80640 US
 7203555818
 charles@wolfersbergerllc.com

Invoice



BILL TO
Granby Ranch Metropolitan District

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1114	05/01/2024	\$6,806.00	05/31/2024	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Fee	Base monthly management and accounting fee per contract	2	3,383.00	6,766.00
Reimb. Costs Due From Client	Reimbursable costs - Strongroom monthly check processing fee	2	20.00	40.00

SUBTOTAL	6,806.00
TAX	0.00
TOTAL	6,806.00
BALANCE DUE	\$6,806.00



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

March 31, 2024
Statement No. 25417
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0008000 MEETINGS 693.00	0.00	0.00	0.00	0.00	\$693.00
1309-0102000 CITYWIDE LITIGATION 1,116.50	0.00	0.00	0.00	-154.00	\$962.50
1309-0103000 GRCO/CFF LITIGATION 0.00	77.00	0.00	0.00	0.00	\$77.00
1309-2000000 GENERAL 721.50	125.00	0.00	0.00	-642.50	\$204.00
<u>2,531.00</u>	<u>202.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-796.50</u>	<u>\$1,936.50</u>



ICENOGL SEAVR POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

March 31, 2024
Statement No. 25417
Account No. 1309

MEETINGS

Previous Balance \$693.00

Balance Due \$693.00

Account No: 1309-0102000
Statement No: 25417

CITYWIDE LITIGATION

Previous Balance \$1,116.50

Payments

Total Payments Thru 04/05/2024 -154.00

Balance Due \$962.50

Account No: 1309-0103000
Statement No: 25417

GRCO/CFF LITIGATION

Fees

03/06/2024		Hours	
		<u>0.20</u>	<u>77.00</u>
	For Current Services Rendered	0.20	77.00

Total Current Work 77.00

Balance Due \$77.00

Account No: 1309-2000000
Statement No: 25417

GENERAL

Fees

		Hours	
03/27/2024	HMP	Transmit Website Accessibility Memo to Board members and District Manager	0.10 5.00
03/31/2024	ADP	Review Colorado House Bill 21-1110, Senate Bill 23-244, Colorado Office of Information Technology Rules Establishing Technology Accessibility Standards; various correspondence with SDA, SIPA, and other entities re interpretation and implementation of Rules; draft memo re same; draft accessibility statement re same	120.00
		For Current Services Rendered	<u>0.10</u> 125.00
		Total Current Work	125.00
		Previous Balance	\$721.50

Payments

Total Payments Thru 04/05/2024	-642.50
Balance Due	<u>\$204.00</u>
Total Balance Due	<u>\$1,936.50</u>

BURG SIMPSON ELDREDGE HERSH & JARDINE, P.C.

40 Inverness Drive East
Englewood, CO 80112
Main: (303)792-5595 Fax: (303)708-0527

Federal ID: 84-0832595

CHARLES R. WOLDERSBERGER, CPA
GRANBY RANCH METROPOLITAN DISTRICT
12210 BRIGHTON RD #8
HENDERSON, CO 80640

Invoice Date: February 29, 2024
Invoice Number: 147509
Matter Number: 245782.04

Costs Incurred through February 15, 2024

Client: GRANBY RANCH METROPOLITAN DISTRICT
Matter: GRANBY RANCH METROPOLITAN DISTRICT V. HEADWATERS METROPOLITAN DISTRICT, JRAY JAY VENTURES, REDWOOD CAPITAL FINANCE, GRANBY PRENTICE, GR TERRA

Total Costs	\$	<u>24.00</u>
Total Due This Invoice	\$	24.00
Previous Balance Due for Costs	\$	50,514.73
Less: Applied Payments	\$	<u>(0.00)</u>
Amount Due for Costs Only	\$	<u>50,538.73</u>

Wiring Instructions: Bank Name UMB Bank
Denver, CO 80202
ABA#: 101000695
Account #: 6971815438

Cost Detail

<u>Date</u>	<u>Description</u>	<u>Quantity</u>	<u>Amount</u>
12/14/23	INTEGRATED COLORADO COURTS E-FILING SYSTEMS - Filing Date: 12/14/2023; Court Location: Grand County; Document Title: GRMDS RESPONSE IN OPPOSITION TO DEFENDANTS MOTION TO STRIKE; Case Number: 2021CV30008; Case Caption: Granby Ranch Metropolitan District v. Headwaters Metropolitan District et al; Filing Party: Granby Ranch Metropolitan District; Document Event: Response; Purchase Type: E-File Fee	1.00	12.00
12/14/23	INTEGRATED COLORADO COURTS E-FILING SYSTEMS - Filing Date: 12/14/2023; Court Location: Grand County; Document Title: GRMDS RESPONSE IN OPPOSITION TO DEFENDANTS MOTION TO STRIKE; Case Number: 2021CV30008; Case Caption: Granby Ranch Metropolitan District v. Headwaters Metropolitan District et al; Filing Party: Granby Ranch Metropolitan District; Document Event: Response; Purchase Type: Service Fee	1.00	12.00

BURG SIMPSON ELDREDGE HERSH & JARDINE, P.C.

40 Inverness Drive East
Englewood, CO 80112
Main: (303)792-5595 Fax: (303)708-0527

Federal ID: 84-0832595

CHARLES R. WOLDERSBERGER, CPA
GRANBY RANCH METROPOLITAN DISTRICT
12210 BRIGHTON RD #8
HENDERSON, CO 80640

Invoice Date: February 29, 2024
Invoice Number: 147509
Matter Number: 245782.04

Costs Incurred through February 15, 2024

Client: GRANBY RANCH METROPOLITAN DISTRICT
Matter: GRANBY RANCH METROPOLITAN DISTRICT V. HEADWATERS METROPOLITAN DISTRICT, JRAY JAY VENTURES, REDWOOD CAPITAL FINANCE, GRANBY PRENTICE, GR TERRA

Total Costs	\$	<u>24.00</u>
Total Due This Invoice	\$	24.00
Previous Balance Due for Costs	\$	50,514.73
Less: Applied Payments	\$	<u>(0.00)</u>
Amount Due for Cost Only	\$	<u>50,538.73</u>

Wiring Instructions: Bank Name UMB Bank
Denver, CO 80202
ABA#: 101000695
Account #: 6971815438



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

February 29, 2024
Statement No. 25190
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0008000 MEETINGS					
0.00	693.00	0.00	0.00	0.00	\$693.00
1309-0102000 CITYWIDE LITIGATION					
154.00	962.50	0.00	0.00	0.00	\$1,116.50
1309-0103000 GPGH/HWMD LITIGATION					
385.00	0.00	0.00	0.00	-385.00	\$0.00
1309-2000000 GENERAL					
1,336.50	79.00	0.00	0.00	-694.00	\$721.50
<u>1,875.50</u>	<u>1,734.50</u>	<u>0.00</u>	<u>0.00</u>	<u>-1,079.00</u>	<u>\$2,531.00</u>



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

February 29, 2024
Statement No. 25190
Account No. 1309

MEETINGS

Fees

			Hours	
02/08/2024	ADP	Prepare for and participate in February Board meeting	1.80	693.00
		For Current Services Rendered	1.80	693.00
		Total Current Work		693.00
		Balance Due		<u>\$693.00</u>

Account No: 1309-0102000
Statement No: 25190

CITYWIDE LITIGATION

Fees

			Hours	
02/08/2024			0.30	115.50
02/12/2024			0.60	231.00
02/16/2024			0.30	115.50
02/21/2024			0.80	308.00
02/27/2024			0.50	192.50
		For Current Services Rendered	2.50	962.50
		Total Current Work		962.50
		Previous Balance		\$154.00

Granby Ranch Metropolitan District

February 29, 2024
Statement No.: 25190
Account No.: 1309.0102000
Page: 2

Balance Due \$1,116.50

Account No: 1309-0103000
Statement No: 25190

GPGH/HWMD LITIGATION

Previous Balance \$385.00

Payments

Total Payments Thru 03/07/2024 -385.00

Balance Due \$0.00

Account No: 1309-2000000
Statement No: 25190

GENERAL

Fees

			Hours	
02/01/2024	SLP	Prepare conflict disclosure form for Mr. Girard; transmit same for completion	0.40	64.00
02/02/2024	HMP	Revise Mr. Girard's Conflict of Interest form; correspond with Mr. Pogue re same; send same to Mr. Girard for review and signature	<u>0.30</u>	<u>15.00</u>
		For Current Services Rendered	0.70	79.00
Total Current Work				79.00
Previous Balance				\$1,336.50

Payments

Total Payments Thru 03/07/2024 -694.00

Balance Due \$721.50

Total Balance Due \$2,531.00

Wolfersberger, LLC
12210 Brighton Rd
Henderson, CO 80640 US
7203555818
charles@wolfersbergerllc.com

Invoice



BILL TO

Granby Ranch Metropolitan District

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
1075	03/01/2024	\$6,806.00	03/31/2024	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Management Fee	Base monthly management and accounting fee per contract - March/April services	2	3,383.00	6,766.00
Reimb. Costs Due From Client	Reimbursable costs - Strongroom monthly check processing fee	2	20.00	40.00

SUBTOTAL	6,806.00
TAX	0.00
TOTAL	6,806.00
BALANCE DUE	\$6,806.00



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

January 31, 2024
Statement No. 25016
Account No. 1309

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1309-0008000 MEETINGS 2,579.50	0.00	0.00	0.00	-2,579.50	\$0.00
1309-0102000 CITYWIDE LITIGATION 0.00	154.00	0.00	0.00	0.00	\$154.00
1309-0103000 GPGH/HWMD LITIGATION 385.00	0.00	0.00	0.00	0.00	\$385.00
1309-2000000 GENERAL 1,671.00	642.50	0.00	0.00	-977.00	\$1,336.50
<u>4,635.50</u>	<u>796.50</u>	<u>0.00</u>	<u>0.00</u>	<u>-3,556.50</u>	<u>\$1,875.50</u>



ICENOGLA SEAVER POGUE

Granby Ranch Metropolitan District
c/o Charles R. Wolfersberger, CPA
12210 Brighton Rd. #8
Henderson, CO 80640

January 31, 2024
Statement No. 25016
Account No. 1309

MEETINGS

Previous Balance		\$2,579.50
	<u>Payments</u>	
Total Payments Thru 02/06/2024		-2,579.50
Balance Due		<u>\$0.00</u>

Account No: 1309-0102000
Statement No: 25016

CITYWIDE LITIGATION

	<u>Fees</u>		
		Hours	
01/03/2024		0.40	154.00
	For Current Services Rendered	0.40	154.00
	Total Current Work		154.00
	Balance Due		<u>\$154.00</u>

Account No: 1309-0103000
Statement No: 25016

GPGH/HWMD LITIGATION

Previous Balance		\$385.00
Balance Due		<u>\$385.00</u>

Account No: 1309-2000000
Statement No: 25016

GENERAL

Fees

			Hours	
01/04/2024	DAE	Review annual service plan report requirement and correspond with Ms. Mejia re same	0.10	33.00
01/05/2024	ALM	Draft 2023 annual report	0.90	180.00
01/08/2024	ADP	Review annual report to Town of Granby; correspond with Mejia re same	0.40	154.00
	ALM	Review and revise annual report draft; transmit the same to Mr. Pogue	0.70	140.00
01/09/2024	ADP	Conference with Mejia, correspond with Wolfersberger re annual report and mill levy certification; review same	0.30	115.50
01/29/2024	ALM	Correspond with Ms. Early re annual report	<u>0.10</u>	<u>20.00</u>
		For Current Services Rendered	2.50	642.50
Total Current Work				642.50
Previous Balance				\$1,671.00

Payments

Total Payments Thru 02/06/2024	-977.00
Balance Due	<u>\$1,336.50</u>
Total Balance Due	<u>\$1,875.50</u>

EXHIBIT 04

**Granby Ranch Metropolitan District - Bond Fund
2024 County Treasurer Tax Deposit Activity**

	Deposit in CSAFE Account	Property Taxes	Specific Ownership Taxes	Collection Fees	Interest Income
January	\$ 11,071.62	7,805.79	3,656.12	(390.29)	
February	220,016.35	228,526.96	2,915.74	(11,426.35)	
March	49,094.99	48,800.53	2,703.43	(2,441.67)	32.70
April	-				
May	-				
June	-				
July	-				
August	-				
September	-				
October	-				
November	-				
December	-				
Total	\$ 280,182.96	\$ 285,133.28	\$ 9,275.29	\$ (14,258.31)	\$ 32.70
Budget		\$ 669,800	\$ 41,500	\$ (33,490)	
% of Budget Collected		42.6%	22.4%	42.6%	

Note: The revenue amounts per the monthly County Treasurer distribution statements are deposited into District's CSAFE account in the following month. For example, the revenue per the December County Treasurer distribution statement is deposited into the District's CSAFE account in January.

Granby Ranch Metropolitan District - Bond Fund
2024 Tax Deposit Fund Allocation Worksheet

	Property Taxes		Specific Ownership Taxes		Collection Fees		Interest Income	
2024 Mills	-	18.000	-	18.000	-	18.000	-	18.000
	General Fund	Debt Fund	General Fund	Debt Fund	General Fund	Debt Fund	General Fund	Debt Fund
January	\$ -	\$ 7,805.79	\$ -	\$ 3,656.12	\$ -	\$ (390.29)	\$ -	\$ -
February	-	228,526.96	-	2,915.74	-	(11,426.35)	-	-
March	-	48,800.53	-	2,703.43	-	(2,441.67)	-	32.70
April	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
Total	\$ -	\$ 285,133.28	\$ -	\$ 9,275.29	\$ -	\$ (14,258.31)	\$ -	\$ 32.70

**Granby Ranch Metropolitan District - Operating District
2024 County Treasurer Tax Deposit Activity**

	Deposit in CSAFE Account	Property Taxes	Specific Ownership Taxes	Collection Fees	Interest Income
January	\$ 9,588.58	9,540.41	525.19	(477.02)	
February	268,533.07	279,310.72	3,187.89	(13,965.54)	
March	52,697.20	52,319.45	2,955.76	(2,617.97)	39.96
April	-				
May	-				
June	-				
July	-				
August	-				
September	-				
October	-				
November	-				
December	-				
Total	\$ 330,818.85	\$ 341,170.58	\$ 6,668.84	\$ (17,060.53)	\$ 39.96
Budget		\$ 732,300	\$ 45,400	\$ (36,620)	
% of Budget Collected		46.6%	14.7%	46.6%	

Note: The revenue amounts per the monthly County Treasurer distribution statements are deposited into District's CSAFE account in the following month. For example, the revenue per the December County Treasurer distribution statement is deposited into the District's CSAFE account in January.

Granby Ranch Metropolitan District - General Fund 2024 Tax Deposit Fund Allocation Worksheet

	Property Taxes		Specific Ownership Taxes		Collection Fees		Interest Income	
2024 Mills	22.000	0.000	22.000	0.000	22.000	0.000	22.000	0.000
	General Fund	Debt Fund	General Fund	Debt Fund	General Fund	Debt Fund	General Fund	Debt Fund
January	\$ 9,540.41	\$ -	\$ 525.19	\$ -	\$ (477.02)	\$ -	\$ -	\$ -
February	279,310.72	-	3,187.89	-	(13,965.54)	-	-	-
March	52,319.45	-	2,955.76	-	(2,617.97)	-	39.96	-
April	-	-	-	-	-	-	-	-
May	-	-	-	-	-	-	-	-
June	-	-	-	-	-	-	-	-
July	-	-	-	-	-	-	-	-
August	-	-	-	-	-	-	-	-
September	-	-	-	-	-	-	-	-
October	-	-	-	-	-	-	-	-
November	-	-	-	-	-	-	-	-
December	-	-	-	-	-	-	-	-
Total	\$ 341,170.58	\$ -	\$ 6,668.84	\$ -	\$ (17,060.53)	\$ -	\$ 39.96	\$ -

**Granby Ranch Metropolitan District
Statement of Net Position**

	04/30/24	12/31/23	Change	
			\$	%
ASSETS				
Cash				
Vectra Bank (Checking)	\$ 89,617	\$ 142,843	\$ (53,226)	-37.3%
CSAFE	2,292,518	1,591,183	701,335	44.1%
Money Market Funds w UMB	1,385,399	1,367,785	17,614	1.3%
Total Cash	3,767,534	3,101,811	665,723	21.5%
Accrued Specific Ownership Tax Receivable	-	5,180	(5,180)	-100.0%
Prepaid Expenses	-	3,169	(3,169)	-100.0%
Property Taxes Receivable	775,796	1,402,100	(626,304)	-44.7%
TOTAL ASSETS	\$ 4,543,330	\$ 4,512,260	\$ 31,070	0.7%
LIABILITIES & FUND BALANCES				
CURRENT LIABILITIES				
Accounts Payable	\$ 9,383	\$ 17,745	\$ (8,362)	-47.1%
Bonds Payable - Series 2018	11,555,000	11,555,000	-	0.0%
Accrued Interest - Series 2018A Bonds	53,779	53,779	-	0.0%
TOTAL LIABILITIES	11,618,162	11,626,524	(8,362)	-0.1%
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	775,796	1,402,100	(626,304)	-44.7%
NET POSITION				
Operating Fund	561,277	668,696	(107,419)	-16.1%
Debt Service Fund	(8,411,905)	(9,185,060)	773,155	-8.4%
Capital Project Fund	-	-	-	0.0%
TOTAL NET POSITION	(7,850,628)	(8,516,364)	665,736	-7.8%
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	\$ 4,543,330	\$ 4,512,260	\$ 31,070	0.7%

No assurance is provided on these financial statements
These financial statements do not include a statement of activities
Substantially all disclosures required by GAAP are omitted

Granby Ranch Metropolitan District
Budget Comparison Report - Operating Fund
01/01/2024 - 4/30/2024

	1/1/2024 - 4/30/2024				Annual Budget
	Actual	Budget	Variance		
			\$	%	
Accounts 4000 to 4999 (Revenue)					
4006 - Property Tax Revenue	341,171	410,088	(68,917)	-17%	732,300
4007 - Specific Ownership Tax Revenue	6,669	15,133	(8,464)	-56%	45,400
4070 - Interest - Op. Checking Account	7,267	667	6,601	990%	2,000
4110 - Reimb Expenses - Other Costs	1,410	-	1,410	100%	-
4300 - Other	-	2,000	(2,000)	-100%	2,000
Total Revenue	\$ 356,517	\$ 427,888	\$ (71,371)	-17%	\$ 781,700
TOTAL REVENUES AND INFLOWS	\$ 356,517	\$ 427,888	\$ (71,371)	-17%	\$ 781,700
Accounts 5000 to 5099 (Administrative Costs)					
5000 - Base Management Service Fees	13,532	13,533	1	0%	40,600
5002 - Collection Fees - County Treasurer	17,061	20,496	3,435	17%	36,600
5005 - Administrative Costs	883	1,000	117	12%	3,000
5010 - Insurance	3,169	3,500	331	9%	3,500
5015 - Audit Fees	-	-	-	0%	7,200
5020 - General Legal Consultation Fees	1,540	7,667	6,127	80%	23,000
5023 - Legal Fees - Litigation	17,884	33,333	15,449	46%	100,000
5095 - Miscellaneous Admin Expense	-	-	-	0%	10,035
5100 - CFF Lien release fees	2,375	-	(2,375)	-100%	-
Total Administrative Costs	\$ 56,443	\$ 79,529	\$ 23,087	29%	\$ 223,935
Accounts 5600 to 5699 (Media & Social Costs)					
5600 - Newsletter Publication Costs	-	726	726	100%	2,200
Total Media & Social Costs	\$ -	\$ 726	\$ 726	100%	\$ 2,200
Accounts 8100 (Fund Transfers Out)					
8100 - Fund Transfers Out	394,065	394,065	-	0%	394,065
Total Fund Transfers Out	\$ 394,065	\$ 394,065	\$ -	0%	\$ 394,065
TOTAL EXPENSES AND OUTFLOWS	\$ 450,508	\$ 474,320	\$ 23,813	5%	\$ 620,200

	1/1/2024 - 4/30/2024				Annual Budget
	Actual	Budget	Variance		
			\$	%	
NET INCREASE(DECREASE) IN FUND BALANCE	\$ (93,991)	\$ (46,432)	\$ (47,558)	-102%	\$ 161,500

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Granby Ranch Metropolitan District
Budget Comparison Report - Debt Service Fund
01/01/2024 - 4/30/2024

	1/1/2024 - 4/30/2024					Annual Budget
	Actual	Budget	Variance			
			\$	%		
Accounts 4000 to 4999 (Revenue)						
4006 - Property Tax Revenue	285,133	375,088	(89,955)	-24%	669,800	
4007 - Specific Ownership Tax Revenue	9,275	13,833	(4,558)	-33%	41,500	
4010 - Capital Contributions (New Move-ins)	-	39,615	(39,615)	-100%	118,845	
4072 - Interest - Op. Savings Account	34,095	40,030	(5,935)	-15%	120,090	
4300 - Sol Vista Metro Contribution	-	-	-	0%	65,000	
Total Revenue	\$ 328,504	\$ 468,566	\$ (140,063)	-30%	\$ 1,015,235	
Accounts 8000 (Fund Transfers In)						
8000 - Fund Transfers In	394,065	394,065	-	0%	394,065	
Total Fund Transfers In	\$ 394,065	\$ 394,065	\$ -	0%	\$ 394,065	
TOTAL REVENUES AND INFLOWS	\$ 722,569	\$ 862,631	\$ (140,063)	-16%	\$ 1,409,300	
Accounts 5000 to 5099 (Administrative Costs)						
5002 - Collection Fees - County Treasurer	14,258	18,760	4,502	24%	33,500	
5095 - Miscellaneous Admin Expense	-	5,000	5,000	100%	5,000	
Total Administrative Costs	\$ 14,258	\$ 23,760	\$ 9,502	40%	\$ 38,500	
Accounts 6000 to 6999 (Debt Costs)						
6000 - Bond Interest Expense	-	-	-	0%	632,000	
6100 - Bond Trustee Service Fees	-	-	-	0%	3,500	
Total Debt Costs	\$ -	\$ -	\$ -	0%	\$ 635,500	
TOTAL EXPENSES AND OUTFLOWS	\$ 14,258	\$ 23,760	\$ 9,502	40%	\$ 674,000	
NET INCREASE(DECREASE) IN FUND BALANCE	\$ 708,310	\$ 838,871	\$ (130,561)	-16%	\$ 735,300	

No assurance is provided on these financial statements
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Substantially all disclosures required by GAAP are omitted

EXHIBIT 05

BOARD OF DIRECTORS OF GRANBY RANCH METROPOLITAN DISTRICT

A RESOLUTION ADOPTING TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS

WHEREAS, Granby Ranch Metropolitan District (the “District”) is a special district organized and existing pursuant to Section 32-1-101 et seq., C.R.S.; and

WHEREAS, the Board of Directors of the District has a duty to perform certain obligations in order to assure the efficient operation of the District; and

WHEREAS, pursuant to Section 32-1-1001(1)(m), C.R.S., the District’s Board is authorized to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the State for carrying on the business, objects, and affairs of the Board and the District; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 34, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado legislature, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills, require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology systems accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities and state agencies, as such terms are defined in the Accessibility Rules, to comply with the Accessibility Rules; and

WHEREAS, 8 CCR § 1501-11.4 specifically defines the term public entity to include special districts; and

WHEREAS, compliance with the Accessibility Rules requires the District to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, Technical Standards is defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the District to ensure applicable information and communication technology (the “ICT”) is compliant with the Technical Standards by July 1, 2024.

NOW THEREFORE, THE BOARD OF DIRECTORS OF GRANBY RANCH METROPOLITAN DISTRICT HEREBY ADOPTS THE FOLLOWING TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS:

1. Technology Accessibility Statement. The District adopts the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules. The Statement shall be posted publicly in a conspicuous location on the District’s website. The District directs the District Manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the District’s website as soon as possible but not later than July 1, 2024.
2. Actions to Effectuate Resolution. Management and legal counsel for the District are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the District and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
3. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 9th DAY OF MAY, 2024.

GRANBY RANCH METROPOLITAN DISTRICT

By: Matt Girard
Its: President

GRANBY RANCH METROPOLITAN DISTRICT TECHNOLOGY ACCESSIBILITY STATEMENT

Granby Ranch Metropolitan District (the “District”) is committed to providing equitable access to the District’s official website to all members of the public. The District’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The District welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any District services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The District is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

For reports of inaccessible information and communication technology or to request reasonable modifications or accommodations to District information and communication technology, please contact the District at ¹:

Phone: ²

E-mail:

FOOTNOTES TO BE REMOVED PRIOR TO POSTING

¹ The point of contact must be "personnel knowledgeable about the accessibility of the ICT."

² The phone number must have TTY. TTY is teletypewriter, which is used by individuals who are deaf, hard of hearing, or have speech impediments. If the number is connected to a cellphone, this feature can be activated in the cellphone's system settings.