

Granby Ranch Metropolitan District Special Board Meeting Agenda (Thursday October 09, 2025)

Directors	Office	Term Expiration
Matt Girard	President	May 2029 (Elected)
Natascha Drekonja		May 2029 (Elected)
Stefan Haberer	Treasurer	May 2027 (Elected)
Dan Wilson	Asst. Treasurer & Secretary	May 2029 (Elected)
Tom Young		May 2027 (Elected)

Meeting Start Time: 6:00pm

Meeting Location: Online video conference site is as follows: <https://www.gotomeet.me/Wolfersberger>

I. Administrative Items:

- A. Call to order
- B. Declaration of quorum
- C. Director qualifications / disclosure matters
- D. Meeting protocol and logistics
- E. Unscheduled public comments (limited to 3 minutes/each)

II. Financial and Other Administrative Matters:

- A. Review and consider resolution rescinding imposition of amenity Fee [**Exhibit 01**]

III. Adjournment

The next board meeting is scheduled for Thursday November 13, 2025 at 6:00pm to be held online at the following location: <https://www.gotomeet.me/Wolfersberger>

EXHIBIT 01

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
GRANBY RANCH METROPOLITAN DISTRICT**

**A RESOLUTION RESCINDING THE JOINT RESOLUTION OF HEADWATERS
METROPOLITAN DISTRICT AND GRANBY RANCH METROPOLITAN DISTRICT TO
ESTABLISH AN AMENITY FEE**

WHEREAS, on May 26, 2005, Headwaters Metropolitan District (“Headwaters”) and Granby Ranch Metropolitan District (the “District”) adopted a Joint Resolution Of Headwaters Metropolitan District And Granby Ranch Metropolitan District To Establish An Amenity Fee (as amended September 6, 2006, the “Original Resolution”), to pay for costs incurred by Headwaters for the acquisition, construction, and installation of the Amenities (as defined therein); and

WHEREAS, the Original Resolution was recorded in the Official Records of Grand County, Colorado (the “Records”) on November 13, 2006, at Reception No. 2006012155; and

WHEREAS, the Original Resolution was amended and restated on July 17, 2013, pursuant to the Amended And Restated Joint Resolution Of The Boards of Directors Of Headwaters Metropolitan District And Granby Ranch Metropolitan District And Joint Resolution Of The Boards Of Directors Of Granby Ranch Metropolitan District No. 2 And Granby Ranch Metropolitan District No. 8 To Establish An Amenity Fee (the “Amenity Fee Resolution”); and

WHEREAS, the Amenity Fee Resolution was recorded in the Records on August 14, 2013, at Reception No. 2013006964; and

WHEREAS, on September 9, 2025, the District, Headwaters, GRCO LLC, a Missouri limited liability company, and GR Terra LLC, a Missouri limited liability company, entered into a Settlement Agreement and Release (the “Settlement Agreement”) to resolve the disputes between them in two lawsuits, including *Granby Ranch Metropolitan District v. Headwaters Metropolitan District, et. al*, Cause No. 2021CV30008, and *GRCO v. Granby Ranch Metropolitan District*, Cause No. 1:23-cv-01351-RMR-STV; and

WHEREAS, in accordance with and as required by the Settlement Agreement, the Board of Directors of the District desires to rescind the Amenity Fee Resolution in its entirety as it applies to the District, recognizing that other districts that were parties to the Amenity Fee Resolution may act independently with respect to their own participation therein.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF GRANBY RANCH METROPOLITAN DISTRICT HEREBY RESOLVES AS FOLLOWS:

1. The Amenity Fee Resolution, including any Amenity Fee imposed thereunder, is hereby rescinded as to the District. The Amenity Fee Resolution shall not apply to any property

within the District's current boundaries or any additional property hereafter included within the District. For the avoidance of doubt, rescission of the Amenity Fee Resolution shall not reinstate or revive the Original Resolution.

2. This Resolution shall take effect on the date of adoption.

ADOPTED AND APPROVED THIS _____ DAY OF OCTOBER, 2025.

GRANBY RANCH METROPOLITAN DISTRICT

By: _____
Matt Girard, President