

Granby Ranch Metropolitan District Special Board Meeting Agenda (Wednesday August 25, 2021)

Directors	Office	Term Expiration
Matt Girard	President	May 2022 (Elected)
Steven Conrad	Asst. Secretary/ Asst Treasurer	May 2022 (Elected)
Frances Mejer	Secretary/Treasurer	May 2022 (Elected)
Timothy Archie	Asst. Secretary	May 2023 (Elected)
Glenn O'Flaherty	Asst. Secretary	May 2023 (Elected)

Meeting Start Time: 6:00 p.m.

Meeting Location: Online video conference site is as follows:

<https://www.gotomeet.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. Administrative Items:

- A. Call To order
- B. Declaration of quorum
- C. Director qualifications / disclosure matters
- D. Meeting protocol and logistics of public comment – Director Girard
- E. Unscheduled public comments (limited to 3 minutes/each)
- F. Review and Consideration of April 26, 2021 special meeting minutes **[Exhibit 1]**
- G. District website – status update
- H. Review and consider whether to retain T Charles Wilson as District's insurance agent

II. Financial Matters:

- A. Review and ratify check disbursements **[Exhibit 2]**
- B. Status update – Management/Finance manager company transition
- C. Review and consider July 31, 2021 financial reports **[Exhibit 3]**
- D. Review and discuss draft of District's 2022 budget **[Exhibit 4]**
- E. Refinance Committee Update – Director O'Flaherty

III. Legal Items:

- A. 2018 Refinance agreement commitments by Developer
 - i. Status of road repairs by Developer and status of SIA's with Town – Director Girard
- B. **Executive Session** per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding December 31, 2012 Second Amended and Restated Lease Purchase Agreement and the June 1, 2005 Amenity Fee Agreement, and status of associated ongoing litigation with HMD/GPGH/GR Terra.
- C. Post Executive Discussion re Litigation effort against GPGH/HMD
 - i. Legal Subcommittee Update – Director Girard & Director O'Flaherty

IV. Adjournment

The next regular board meeting is scheduled for Friday November 12, 2021 at 10:00am (Location TBD)