

# Granby Ranch Metropolitan District

## Regular Board Meeting Agenda

### (Friday November 12, 2021)

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

Meeting Start Time: 10:00 a.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: (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 August 25, 2021 board meeting minutes **[Exhibit 01]**
- G. District website – status update
- H. Review and consider 2022 administrative resolution **[Exhibit 02]**
- I. Review and consider 2022 election resolution **[Exhibit 03]**

#### II. Financial Matters:

- A. Review and ratify contractor invoices **[Exhibit 04]**
- B. Review and consider October 31, 2021 financial reports **[Exhibit 05]**
- C. 2021 budget amendment – public hearing
- D. Review and consider 2021 budget amendment resolution **[Exhibit 06]**
- E. 2022 budget – public hearing
- F. Review and consider 2022 budget resolution **[Exhibit 07]**
- G. Review and consider 2022 management contract w Wolfersberger, LLC **[Exhibit 08]**
- H. Review and consider 2021 audit engagement letter from BF Borgers CPA **[Exhibit 09]**

#### 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
  - ii. Draft “Omnibus Development Agreement” from Developer to Town **[Exhibit 10]**
  - iii. Letter from GRC to GRMD dated October 1, 2021 regarding road maintenance and snow removal services **[Exhibit 11]** related to an Intergovernmental Agreement on Snow Removal dated April 11, 2018 **[Exhibit 12]**
- 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 and the June 1, 2005 Amenity Fee Agreement, and status of associated ongoing litigation with HMD/GPGH/GR Terra, and (2) letter from GRC to GRMD dated October 1, 2021 regarding road maintenance and snow removal services

**C. Post Executive Session Discussion**

- i. Legal Subcommittee Update on status of Litigation– Director Girard & Director O’Flaherty
- ii. Possible action on GRC letter dated October 1, 2021

**IV. Adjournment**

The next regular board meeting is scheduled for Friday February 11, 2022 at 10:00am (Location TBD)