



# Granby Ranch Metro Boards – GENERAL INFO

*The forgoing is summary in nature, for informational purposes only, and is not intended to be comprehensive as to all entities. GRMD makes no representations as to completeness or accuracy of the information included herein.*

## \*1 – Granby Ranch Conservancy (GRC):

- Developer/Property owner controlled Board until 2062
- ~\$2,700/yr to GRC separate from \$270/yr to Silvercreek Master HOA, and \$80/yr to GR Residential
- Payments to-date to GRH for Ranch Hall paid-in-full (~\$3m)
- Represents a “Master HOA”

## \*2 – Headwaters Metro District (HMD):

- This district is made up of 2 properties (Unit 400R in lodge, and Director’s parcel “Triangle”)
- Neither parcel generates tax revenue HMD
- Developer/Property owner controlled Board indefinite and at whim of parcel ownership
- Represents an “Operating District”
- Payments to-date to GRH for Ski/Lodge/Golf = ~\$7.0m
- HMD Attorney – White, Bear, Ankle (Clint Waldron)
- Revenues from GR area homeowners are a pass-through for lease/purchase (LPA)

## \*3 – Granby Ranch Metro District (GRMD):

- Homeowner/Property Owner controlled Board
- Represents a “Taxing District” having raised & owed debt to give to HMD to build infrastructure
- ~\$11.7M current debt
- GRMD attorney - Alan Pogue (Icenogle, Seaver, Pogue)
- ~60 mill tax levy currently; debt currently projected to be paid off in 2052

## \*4 – Granby Ranch Metro District #8 (GRMD8):

- Represents properties originally part of GRMD
- Were “carved off” from GRMD in 2012
- Was part of GRMD when initial infrastructure debt was raised
- Still responsible to match GRMD’s debt mill levy and pass to GRMD
- Developer controlled

## \*5 – Recreational, Open Space, and Housing (ROSH):

- Created by Town of Granby
- Funded by 1% of transfer fee within GR and other Town communities
- Separate board upto 9 members and appointed by Town

**Voided in 2020 by  
ROSH & Town**