



# Granby Ranch Metropolitan District Newsletter

## January 2022 Edition

### District Management

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### Management Company

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[www.wolfersbergerllc.com](http://www.wolfersbergerllc.com)

### District Website

[www.granbyranchmd.org](http://www.granbyranchmd.org)

### Board of Directors

Matt Girard, President

Steven Conrad, Treasurer

Tim Archie, Secretary

Glenn O' Flaherty, Secretary

## 2021 Year in Review

The District Manager of Granby Ranch Metropolitan District (GRMD ) wanted to take this opportunity to provide you a review of 2021. We realize not everyone is able to attend all of our meetings and want to keep you informed.

As a quick recap, GRMD held six board meetings in 2021—all held online. The District is committed to being open and transparent and recognizes that online meetings are easier for residents and property owners to attend these public meetings. Additionally, to accommodate the busy and varied schedules of residents and property owners, half of the board meetings were held at 6:00 p.m. while the other half were held during daytime business hours. The Board approved continuing the same staggered times for its quarterly online board meetings in 2022.

GRMD meetings are also recorded and are available for replay on the District's website under the "Meetings" tab. The District's 2022 board meeting calendar is also posted on the website and residents and homeowners can mark their calendars accordingly. **The next board meeting is scheduled for Friday February 11th at 6pm.**

### Lawsuit Update/Summary

GRMD filed a lawsuit against Headwaters Metropolitan District and GP Granby Holdings, LLC (GPGH) on February 23, 2021. As you may recall, GPGH was the lender-controlled company that owned the resort after it foreclosed on Granby Realty Holdings (GRH). In summary, the lawsuit intends to protect our combined GRMD membership interests in the combined Lease Purchase Agreement & Amenity Fee Agreement in which all properties paid \$10,000 upon its initial purchase, and which over \$6 million had been paid, and to honor the original intent of the parties that the recreational amenities be owned by a public entity that would manage them on behalf of the residents of Granby Ranch and the town of Granby. The current developer (GR Terra), who acquired the property after February 2021, requested that they be added as defendants to this litigation and which GRMD agreed to do. All court filings from all parties, including various motions to dismiss and GRMD responses, are available for you to read on our website under the "About" page. At this point, the motions have been fully briefed and are currently under consideration by Grand County's District Court. We are awaiting a ruling which could come at any time.

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## 2022 Board Election

The terms of three directors on the District board—Director Matt Girard, Director Steve Conrad and one vacancy—will expire on May 3, 2022. On that date an election will be held to elect three candidates to fill the three expiring director terms on the District's 5-member Board and serve for 3-years on the Board. **[Continued on Page 2]**

# 2022 Board Election

(continued from page 1)

“Eligible Electors” (defined below) who are interested and legally qualified to run for election to serve on the District’s board must download a self-nomination form from the District’s website ([www.granbyranchmd.org](http://www.granbyranchmd.org)) and submit the completed form to the District Manager by no later than Friday February 25th at 5:00pm MST. Self-nomination forms may also be picked up from the District’s office during normal business hours (8:30am to 5pm Monday through Friday) at 8354 Northfield Blvd, Building G Suite 3700 Denver, CO 80238.

“Eligible Electors” are individuals (1) who are registered to vote in Colorado and (2) either (a) whose primary residence is within the boundaries of the District or (b) who own property located within the district or (c) whose spouse owns property located within the district. Individuals who are the trustees or benefactors of trusts that own property within the district are not themselves considered owners of property within the district.

A self-nomination and acceptance form that is not sufficient may be amended at any time prior to 5:00pm on Friday February 25th. Affidavits of intent to be a write-in candidate must be submitted to District Managers by 5:00pm MST on Monday February 28th.

NOTICE IS GIVEN pursuant to Section 113.5-1002 C.R.S. that applications for an absentee voter’s ballot may be received by the District’s Manager by mail or email no later than 5:00pm MST on Tuesday April 26th.

## 2022 Metro District Board Meeting Schedule

|                                   |                                 |
|-----------------------------------|---------------------------------|
| February 11, 2022<br>6pm (Friday) | August 12, 2022 6pm (Friday)    |
| May 13, 2022 10am<br>(Friday)     | November 11, 2022 10am (Friday) |

All meetings are open to the public and will be held online at the following location:

<https://www.gotomeet.me/DistrictBoardMeetingRoom2>

Members of the public may also participate via phone using the dial-in number: (646) 749-3112 and access code #534-031-373.

The Board’s meeting schedule and meeting agendas are posted on the District’s website at [www.granbyranchmd.org](http://www.granbyranchmd.org).

## Duties and Responsibilities of Metro District Board Members

Directors who serve on the District board perform various duties and responsibilities. The primary responsibility of board members is to attend the quarterly board meetings to review and direct the financial and operational performance of the District. In addition to attending quarterly meetings, board members are responsible for the following:

- Establishing the District’s annual operating budget and property tax rate
- Reviewing the District’s periodic financial statements
- Reviewing and approving contractor invoices and contracts
- Planning and coordinating various activities/responsibilities with the Town of Granby
- Monitoring and coordinating with the District’s legal counsel and accountants regarding the District’s various State, County and municipal statutory reporting responsibilities

# 2021 Year in Review (continued from page 1)

## Management Company Change

In early 2021, the District received notice of termination by the District Manager, Community Resource Services of Colorado (CRS). CRS notified the District that it would be providing professional services to Headwaters Metropolitan District and Granby Ranch Metropolitan Districts #2 – 8. On May 1, 2021, the District Board replaced CRS with Wolfersberger, LLC, a firm that provides management and accounting services only to homeowner-controlled metropolitan districts. (The GRMD board has been controlled by homeowners since November 2016.)

## 2021 Quinquennial Review—Town of Granby

In response to the Town of Granby’s Quinquennial request the GRMD received in January, 2021 we filed our timely response at the end of March. A copy of the response is available for you to read on the District website under the “Home” tab, under District News.

## 10% Reduction in the 2022 Property Tax Mill Levy

One of the highlights of 2021 occurred at the November GRMD Board meeting. At this meeting, the Board reviewed and approved the District’s 2022 budget, which includes setting the mill levy to generate property tax revenue to fund the District’s debt repayments and administrative costs. The Board voted to reduce the overall mill levy from 60 mills in 2021 to 54 mills in 2022— a 10% reduction. The Board noted the decision was based on the District’s current strong financial position and expressed confidence that this lower mill levy could be sustained in future years. The 2022 budget is publicly accessible on the District’s website.

## District Bond Debt—Quick Facts

|   |                  |
|---|------------------|
| Total bond debt as of December 31, 2021.....  | \$11,830,000     |
| District’s cash balance as of December 31, 2021.....  | \$2,246,539      |
| Year which current bonds will be paid off in full.....                                      | 2052 (30 Years)  |
| Weighted-average annual interest rate on District’s bonds.....                              | 5.45%            |
| Earliest date bonds can be refinanced.....  | December 1, 2023 |
| Assessed valuation of all land within the District (Authority 091) as of Dec. 31, 2021..... | \$21,758,830     |
| Debt to assessed value ratio.....   | 54.4% [Note A]   |

**Note A**—Districts with debt-to-assessed values below 50% are considered significantly better credit risk to lenders and, consequently, such districts typically enjoy lower interest rates on their debt. The cumulative assessed value of all land within the District must increase approximately 8.7% above the current valuation to cause the District’s debt-to-assessed value ratio to drop below 50%. Based on historic land development patterns within the District, the District’s debt-to-assessed value ratio should drop below 50% within the next two years—which is the earliest date when the District’s bonds could be refinanced.