



## Granby Ranch Metropolitan District

November 19, 2021

Dear Fellow Homeowners & Property Owners of GRMD,

We are very pleased to provide you some good news from last week's Granby Ranch Metropolitan District meeting on November 12th. The November meetings are when we set the GRMD budget for the next calendar year. As part of the budget process, we establish the mill levies to be assessed for next year. These mill levies are part of your real estate tax bill, payable early next year, 2022.

On November 12th, the GRMD Board of Directors voted to reduce the GRMD associated mill levies from 60 mills to 54 mills, **a 10% reduction**. The allocation of that 54 mills, is 47 mills towards the debt fund and 7 mills towards the general operations fund.

We realize, however, that your overall real estate tax bill may be going up for several other reasons. First, this year was a revaluation year, and properties throughout Grand County have been revalued by the Tax Assessors office. Generally, most properties have increased in value. Additionally, there were three ballot initiatives in November requesting mill levy increases – these being the East Grand Medical Services, Grand Fire Protection and East Grand School District initiatives. Further, we are also aware of recent substantial increases in 2022 HOA dues passed by the Granby Ranch Conservancy HOA board.

In light of these other increases, the GRMD Board sought to provide some relief to those we serve, while still maintaining the financial strength of our metro district. Starting in 2018, when the GRMD Board became 100% independent from the developer and became homeowner controlled, we have improved the

financial strength of the district, with increasing our reserves in both the debt and general funds. We have also developed a long-term plan to refinance our debt at the earliest possible opportunity, which is currently anticipated to be December, 2023. Overall and most importantly, we focus on our fiduciary responsibility of protecting the interests of GMRD property owners as our #1 priority.

For those of you who were unable to attend the referenced GRMD Board meeting live, a recording of the meeting will be available on the GRMD website soon, at [www.granbyranchmd.org](http://www.granbyranchmd.org). We encourage you to watch it.

Also, if you know of other neighbors that are not registered for our email update distributions and general meeting notices, please let them know they can register their email address at the same website above.

In closing, we hope that this good news finds you and your family healthy and happy. We wish you a Happy Thanksgiving and upcoming holiday season. If you should have any questions on this matter, please reach out to our GRMD President, Matt Girard, at [matt.girard@plenarygroup.com](mailto:matt.girard@plenarygroup.com).

Best Regards,

Granby Ranch Metropolitan District Board of Directors

Matt Girard  
Tim Archie  
Steve Conrad  
Glenn O'Flaherty