

GRANBY RANCH METROPOLITAN DISTRICT
REGULAR MEETING

NOTICE AND AGENDA

Given current events and advice and directives from state and federal agencies to avoid public gatherings due to public health concerns related to COVID-19, all Board members, consultants and members of the public are encouraged to participate in the meeting via the below remote conferencing information.

<u>Board of Directors</u>	<u>Office:</u>	<u>Term Expiration</u>
Matt Girard	President	May 2022
Steven Conrad	Asst. Secretary/Assist. Treasurer	May 2022
Frances Mejer	Secretary/Treasurer	May 2022
Timothy Archie	Asst. Secretary	May 2023
Glenn O’Flaherty	Asst. Secretary	May 2023

DATE: Friday, November 13, 2020

TIME: 10:00 a.m.

PLACE: **VIA AUDIO/VIDEO CONFERENCE:**

Join Zoom Meeting
<https://zoom.us/j/5500056704>
Meeting ID: 550 005 6704

One tap mobile
+13462487799,,5500056704# US (Houston)
+16699009128,,5500056704# US (San Jose)

Dial by your location
+1 346 248 7799 US
Meeting ID: 550 005 6704

I. ADMINISTRATIVE ITEMS:

- A. Call to Order.
 - B. Approval of Agenda.
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C. Declaration of Quorum/Director Qualifications/Disclosure Matters.

D. Granby Ranch Metropolitan District Board Meeting Protocol (Matt Girard to present).

II. FINANCIAL ITEMS:

- A. Discuss future refinancing options (presentation by Laci Knowles of D.A. Davidson).
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III. PUBLIC COMMENT FOR ITEMS THAT ARE NOT ON THE AGENDA (one comment per person – three (3) minutes maximum):

A.

IV. ADMINISTRATIVE ITEMS CONTINUED:

A. Review and Consider Approval of August 14, 2020 Regular Meeting Minutes (enclosure).

B. Establish 2021 Regular Meeting dates and location for the second Friday or other weekday in February, May, August and November to be held at the Ranch Hall; 998 Village Road, Granby, Colorado or via Zoom. (Proposed 2021 dates are February 12, May 14, August 13 and November 12, 2021 at _____AM/PM). Consider approval of 2021 Annual Administrative Resolution (enclosure).

C. Discuss 2021 Insurance Renewal (enclosure).

V. FINANCIAL ITEMS CONTINUED:

A. Review and Ratify and/or Approve Monthly Payment of Claims (enclosures).

B. Review and consider acceptance of the unaudited Financial Statements for the period ending October 31, 2020 (enclosure).

C. Status of any outstanding Mill Levy Tax Rebates (enclosure).

D. Consider engagement of Chadwick, Steinkirchner, Davis & Co., P.C. to perform the 2020 Audit for an amount not to exceed _____ (to be distributed).

E. Conduct Public Hearing on the proposed 2021 Budget and consider adoption of Resolution to Adopt the 2021 Budget and Appropriate Sums of Money and Set Mill Levies (for General Fund _____, Debt Service Fund _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, draft 2021 Budget and Resolution).

VI. OTHER ITEMS:

A. Compliance Calendar Items (Informational):

1. December 10, 2020 - County Assessors provide certification of assessed valuation deadline.
2. December 15, 2020 - Certification of Mill Levies to the County deadline.
3. January 1, 2021 – Maintain current, accurate map of the District boundaries on file with DLG, County Clerk and Assessor.
4. January 14, 2021 – Annual Transparency Notice posted on the District’s website and filed with the DLG; County Commissioners; County Assessor; Treasurer and Clerk and Town of Granby.
5. January 31, 2021 – 2021 Adopted Budget Filing with DLG deadline.

VII. LEGAL ITEMS:

A. Status of Matters Subject to the 2018 GRMD Refinancing Settlement Agreement.

1. Status of appointment of GRMD eligible elector to the Headwaters Metropolitan District Board of Directors.

2. Status of Road repairs and Town of Granby’s call of surety bonds (enclosure: Town of Granby Letters to GP Granby Holdings, LLC (“GPGH”) regarding breach of terms of certain SIAs).

ADJOURN TO EXECUTIVE SESSION as needed to receive legal advice from Counsel pursuant to C. R. S. Section 24–6–402-4-(b).

C. Status of Granby Ranch resort sale/foreclosure/ownership.

1. Discuss GP Granby Holdings, LLC (“GPGH”) assertion of extinguished agreements.
 - i. Second Amended and Restated Lease Purchase Agreement dated December 31, 2012 by and between Granby Realty Holdings LLC and Headwaters Metropolitan District (enclosures - Agreement dated December 31, 2012; Letter from GP Granby Holdings, LLC to Property Owners, and Letter from Davis Graham & Stubbs to Headwaters MD dated September 1, 2020)
 - ii. Amenity Fee Agreement dated June 1, 2005 between Granby Realty Holdings LLC and Headwaters Metropolitan District (enclosure - Agreement dated June 1, 2005).
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VIII. ADJOURNMENT:

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There are no more regular Board Meetings scheduled for 2020.