

# Granby Ranch Metropolitan District

## Regular Board Meeting Agenda

| Directors        | Office                          | Term Expiration    |
|------------------|---------------------------------|--------------------|
| Matt Girard      | President                       | May 2022 (Elected) |
| Steven Conrad    | Asst. Secretary/ Asst Treasurer | May 2022 (Elected) |
| Frances Mejer    | Secretary/Treasurer             | May 2022 (Elected) |
| Timothy Archie   | Asst. Secretary                 | May 2023 (Elected) |
| Glenn O'Flaherty | Asst. Secretary                 | May 2023 (Elected) |

Meeting Date: Monday, April 26<sup>th</sup>, 2021

Meeting Start Time: 11:00 am

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:

Phone: (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 & Logistics of Public Comment – Director Girard
- E. Unscheduled Public Comments (limited to 3 minutes)
- F. Review and Consideration of February 11, 2021 REGULAR Meeting Minutes (**Exhibit 1**)
- G. Review and Consideration of April 2, 2021 SPECIAL Meeting Minutes (**Exhibit 2**)
- H. District website – status update

### II. Financial Matters:

- A. Review and Ratify Monthly claims (**Exhibit 3**)
- B. Status update – Management/Finance manager company transition
- C. Review and consider proposed change in checking account (**Exhibit 4**)
- D. Status update – 2020 financial statement audit & presentation (**Exhibit 5**)
- E. Refinance Committee Update – Director O'Flaherty & Director Mejer

### III. Legal Items:

- A. 2018 Refinance Agreement Commitments by Developer
  - i. Status of Road Repairs by Developer and Status of SIA's with Town
- B. **Executive Session** per C.R.S. 24-6-402(4)(b) to confer with legal counsel regarding December 31, 2012 Second Amended and Restated Lease Purchase Agreement and the June 1, 2005 Amenity Fee Agreement, and status of associated ongoing litigation.
- C. Post Executive Discussion re Litigation effort against GPGH/HMD
  - i. Legal Subcommittee Update – Director Girard & Director O'Flaherty
  - ii. Review and Consider additional legal representation proposal from Norton & Smith

### IV. Adjournment – The next regular board meeting is scheduled for Friday August 13, 2021 at 10:00am at (Ranch Hall (998 Village Road, Granby, CO 80446) – Discuss/Confirm