



**PUBLIC NOTICE OF REGULAR MEETING OF THE
BOARD OF DIRECTORS**

PUBLIC NOTICE is hereby given that a regular meeting of the Board of Directors of the Granby Ranch Metropolitan District of the County of Grand, State of Colorado, shall be held on Friday, February 11, 2022 at 6:00 p.m. The online video conference site will be held at the following online 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. At such meeting, the Board shall conduct the regular business of the District and other business which may come before the Board. All meetings shall be open to the public.

IN WITNESS WHEREOF, this notice is given and duly posted pursuant to statute this 4th day of February 2022.

GRANBY RANCH METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Granby Ranch Metropolitan District

Regular Board Meeting Agenda

(Friday February 11, 2022)

Directors	Office	Term Expiration
Matt Girard	President	May 2022
Steven Conrad	Asst. Secretary/ Asst Treasurer	May 2022
Vacancy		May 2022
Timothy Archie	Asst. Secretary	May 2023
Glenn O'Flaherty	Asst. Secretary	May 2023

Meeting Start Time: 6:00pm

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: (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 and logistics of public comment – Director Girard
- E. Unscheduled public comments (limited to 3 minutes/each)
- F. Policy regarding unidentified participants on meeting video – Director Girard
- G. Review and Consideration of November 12, 2021 board meeting minutes **[Exhibit 01]**
- H. Status update – GRMD request of Town to change Town representative **[Exhibit 02]**
- I. Status update – 2022 board election – District Manager

II. Financial Matters:

- A. Review and ratify contractor invoices **[Exhibit 03]**
- B. Review and consider December 31, 2021 financial reports **[Exhibit 04]**

III. Legal Items:

- A. 2018 Refinance agreement Road Repair commitments by Developer (GRH)
 - i. Status of road repairs by Developer and status of existing SIA's with Town – Director Girard
 - ii. Developer proposed new SIA's for Filing 8, phase 2 & 3 – Director Girard **[Exhibit 05]**
- B. HMD/GPGH/GR Terra Litigation Update - Director O'Flaherty and Director Girard (Litigation Subcommittee) **[Exhibit 06]**
- C. **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 with HMD/GPGH/GR Terra
- D. **Post Executive Session Discussion & Potential Action regarding Litigation**

IV. Adjournment

The next regular board meeting is scheduled for Friday May 13, 2022 at 10:00am to 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.