



**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, May 13, 2022 at 10:00 a.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 6th day of May 2022.

GRANBY RANCH METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger
District Manager

Granby Ranch Metropolitan District

Regular Board Meeting Agenda

(Friday May 13, 2022)

Directors	Office	Term Expiration
Matt Girard	TBD	May 2025
Steven Conrad	TBD	May 2025
Lauren Kaestner	TBD	May 2025
Timothy Archie	TBD	May 2023
Glenn O’Flaherty	TBD	May 2023

Meeting Start Time: 10:00am

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. Determination of Officer Positions
- F. Review and Consideration of February 11, 2022 board meeting minutes **[Exhibit 01]**
- G. Review and consider Board Policy regarding the management of online public board meetings **[Exhibit 02]**
- H. Status update – 2022 board election – District Manager
- I. Unscheduled public comments (limited to 3 minutes/each)
- J. Status update – GRMD request of Town to change Town representative

II. Financial Matters:

- A. Review and ratify contractor invoices **[Exhibit 03]**
- B. Review and consider April 30, 2022 financial reports **[Exhibit 04]**

III. Legal Items:

- A. 2018 Refinance agreement Road Repair commitments by Developer (GRH) – Director Girard
 - i. Status of SIA default, Sales restrictions, and Building Permit restrictions put in place by Town
 - ii. Status of proposed new SIA’s for Filing 8 & 13
 - iii. Status of road repairs by Developer
- B. “Omnibus Agreement” between Developer & Town **[Exhibit 05]**
- C. HMD/GPGH/GR Terra Litigation Update - Director O’Flaherty and Director Girard (Litigation Subcommittee)
- D. **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
- E. **Post Executive Session Discussion & Potential Action regarding Litigation**

IV. Adjournment

The next regular board meeting is scheduled for Friday August 12, 2022 at 6:00pm 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.