



**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 November 11, 2022 at 10:00am. 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 7<sup>th</sup> day of November 2022.

GRANBY RANCH METROPOLITAN DISTRICT

By: /s/ Charles Wolfersberger  
District Manager

# Granby Ranch Metropolitan District

## Regular Board Meeting Agenda

### (Friday November 11, 2022)

Directors	Office	Term Expiration
Matt Girard	President	May 2025
Glenn O'Flaherty	Vice President	May 2023
Lauren Kaestner	Treasurer	May 2025
Steven Conrad	Secretary	May 2025
Timothy Archie	Assistant Secretary	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. Review and consider of Oct 21<sup>st</sup> and Nov 4<sup>th</sup> board meeting minutes [**Exhibit 01**]
- F. Review and consider 2023 administrative resolution [**Exhibit 02**]
- G. Review and consider 2023 election resolution [**Exhibit 03**]
- H. Unscheduled public comments (limited to 3 minutes/each)

#### II. Financial Matters:

- A. Status of Metro District Bond Refinance Market – Laci Knowles (D.A. Davidson) [**Exhibit 04**]
- B. Review and ratify contractor invoices [**Exhibit 05**]
- C. Review and consider October 31, 2021 financial reports [**Exhibit 06**]
- D. 2023 budget – public hearing [**Exhibit 07**]
- E. Review and consider 2023 budget resolution [**Exhibit 08**]
- F. Review and consider 2023 management contract w Wolfersberger, LLC [**Exhibit 09**]
- G. Review and consider 2022 audit engagement letter from BF Borgers CPA [**Exhibit 10**]

#### III. Legal Items:

- A. **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
- B. Post executive session discussion & potential action regarding litigation

#### IV. Adjournment

The next regular board meeting is scheduled for Friday February 10, 2023 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.