



**GRANBY RANCH CONSERVANCY, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
FRIDAY, OCTOBER 28, 2016 AT 2:00 P.M.  
RANCH HALL**

Board Members Present in person or by call in: Marise Cipriani, Larry Curran, Lance Badger, John Pierson, and Julie Krueger.

Representing Allegiant Management: Tim Hartmann, Hailey Vigil, and Mariola Krzeminska.

Also in Attendance: Jim Wear and Rod Kessler.

Owners in Attendance: Steven Stein (F1L17), Terri Brindley (F6L31), Jeff Link (F11L07), Phyllis and Loyal Steube (F2BL41), Colleen Hannon (F8L04), Darlene and Tom Jeffrey (F2BL51), Shelly Miller (F6L20), Edward Sanders (F11L9). Herbert Cork (F8L01), Natascha O'Flaherty (F2L15) Laura Manning (F8L05), Roger Pielke (F2BL55), and David Waugh (F2BL45).

The meeting was properly noticed and a quorum was noted as being present with all Board Members in attendance.

The meeting was called to order at 2:04 p.m.

Approval of Minutes:

**Julie Krueger motioned to approve the June 10, 2016 minutes. Lance Badger seconded and the motion passed unanimously.**

Appointment of Board Members and Election of Officers

**Lance Badger moved to approve the Board Member Position as follows:**

**Marise Cipriani – President  
Lance Badger – Vice President  
Julie Krueger – Secretary/Treasurer  
John Pierson – Board Member  
Larry Curran – Board Member**

**John Pierson seconded, all were in favor. Motion passed unanimously.**

Finances:

**Approve and Ratification of Payables May 1, 2016 - October 19, 2016:**

Tim Hartmann reviewed the payables with the Board. Marise Cipriani explained to the Homeowners present that, the payables are reviewed by herself and Julie Krueger before they are paid twice each month, then they are ratified at the next Board meeting.

**Lance Badger motioned to ratify the payables May 1, 2016 – October 19, 2016. John Pierson seconded and the motion passed unanimously.**

**Review Past Due Accounts Receivable:**

Tim Hartmann reviewed the past due accounts receivable with the Board. He noted that there are only two homeowners in arrears, these owners have been working with Management to pay off their balance. The Board had no questions.

**Review August 2016 Financials:**

Tim Hartmann reviewed the August 2016 financials with the Board.

**Review 2017 Proposed Budget:**

Tim Hartmann presented the proposed 2017 Budget to the Board.

Marise Cipriani explained to those present that the budget presented shows that more hours of labor are being allocated to the Ranch Hall and Pool budget, to add assistance to the owners/guests and to help curtail any inappropriate activities at the facility.

**Lance Badger motioned to approve the 2017 Proposed Budget. Julie Krueger seconded and the motion passed unanimously.**

Discussion:**Consent Agenda – Community Fees Review:**

Tim Hartmann presented the community fee exemptions previously approved by Julie Krueger to the Board. The Board discussed.

**John Pierson moved to approve the community fee exemptions presented. Lance Badger seconded, and the motion passed unanimously.**

**DRB Update/ Property Inspection**

Lance Badger explained that there have been some changes to the Design Review Staff and Board over the last few months. Currently, there are two positions open on the Design Review Board. Any homeowner who is interested in a position on the Board, please contact either Lance Badger or Management for consideration and more information.

Tim Hartmann stated that he and Hailey Vigil complete inspections of Granby Ranch twice a month. If any owner notices a violation of the Granby Ranch rules, please contact Management so they may follow up.

**Development Update:**

Marise Cipriani introduced Rod Kessler, who oversees operations. Rod Kessler updated the Homeowners present on some of the events held at Granby Ranch over the summer. He noted that the summer mountain bike operation saw some success after the change in price for the lift. He also said there were approximately 45 weddings this year, an increase of about 12% of participants than last year. Overall, this summer was very successful.

Rod also updated the Homeowners on the plans for the upcoming winter season. The lighting on the mountain has been replaced and the terrain park and features will be redone for this season. Opening day for Homeowners is December 16, 2016.

John Pierson asked Rod how the golf season ended. Rod explained that it was overall flat in comparison to last year. He also thanked John Pierson and Nick Raible for their help with the golf operations this summer.

**Street Parking:**

Lance Badger stated that it was brought to his attention that there are some issues with homeowners and contractors violating the rules for street parking in Granby Ranch. Contractors have been parking along the streets of the homes they are working on, this causes road blockage for other homeowners around. Lance noted that it is not only an issue with contractors, but with homeowners within Granby Ranch as well. Lance reminded those present that street parking is prohibited for private events, if an owner is planning a large private event, they should contact Management for additional parking information. The Board discussed options to alleviate this situation. Tim Hartmann explained that parking violations are noted on inspections.

**Dog Policy and Enforcement:**

Tim Hartmann explained to the Board that he has received some complaints regarding off-leash dogs in Granby Ranch.

Steven Stein spoke to the Board and Homeowners present about his experiences with off-leash dogs within Granby Ranch. The Board will work on signage and more mutt mitt containers around Granby Ranch to encourage dog owners to be more responsible with their pets. Jim Wear will work with Lance Badger to edit the drafted 2014 Granby Ranch Dog Policy and research enforcement and fines and present this to the Board at a later time.

**Participating Builder Application:**

Marise Cipriani explained to those present that they have encountered a few contractors who have requested Builder Status in Granby Ranch. The Board has been working to draft a single application that is used for Granby Ranch and SilverCreek Master Association.

Marise appointed Tim Hartmann and Julie Krueger to work with Jim Wear to edit and adopt this Builder Status Application.

**Annual Meeting Agenda Review:**

The Board reviewed the Annual Meeting Agenda.

Other Business:

Jim Wear stated that the Association has the right to maintain and repair roads, if the entity responsible is not maintaining the roads to Granby Ranch standards. This was stated to inform the owners that if the debt restructuring of the Metro District does not get approved that the Association can take appropriate action.

Terry Brindley also asked if there is a plan to create an annual fishing pass for owners and at this time no.

With there being no other business the meeting adjourned at 3:22 p.m.

The Annual Meeting is scheduled for December 16, 2016.