



**GRANBY RANCH CONSERVANCY, INC.  
2016 ANNUAL MEETING MINUTES  
FRIDAY, DECEMBER 16, 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.

Owners Present in person or by call in: Christopher Lewis (F6L23), Seth Levine (F10L56), Terri Brindley (F6L31/L32), John Digirolamo (F10L11/F1L20), Jon Morrissey (F8L04), Nick Raible (F10L03), James Blazek (AMB207), Dirk Weirauch (AMH106), Harvey & Patty Shupe (AMF103), James Mullarkey (KH8205), Vince & Fran Mejer (F10L04), Jim Goodwin (AMB101), A.R. Getzelman (AME 302), Keith & Kathy Greenwell (KH6205), Natascha O'Flaherty (F2L15), and Dan Kennedy (BC101).

Others Present: Jim Wear, Colleen Hannon, and Mau Thompson.

The meeting was properly noticed and a quorum was noted as being present with over 10% of owners represented either in person or by proxy.

The meeting was called to order at 2:05 p.m.

Introduction of Board Members:

Marise Cipriani introduced the members of the Board to those present.

Approval of Minutes:

**John Pierson motioned to approve the December 18, 2015 and February 3, 2016 minutes. Lance Badger seconded and the motion passed unanimously.**

Developer's Report:

Melissa Cipriani gave an update on operations. Skiing opened for owners today. She stated that this year, the snow making capacity has doubled with the help of some new equipment. There is also a record number of instructors for this season. She introduced Mau Thompson, the new Ranch Hall Concierge, she will be handling the members and guests at the Ranch Hall.

Lance Badger gave an update on development in Granby Ranch. He stated that as of today, 13 homes are currently under construction and the Design Review Board is reviewing plans for new duplexes located in front of Base Camp One.

Financial Report:

**2017 Budget Review and Approval:**

Jim Wear explained to those present that the budget was approved by the Board and the approved budget was sent to all owners prior to the meeting. In the event that the budget is

rejected by a majority of owners, the previously ratified budget would then be used until another budget is approved by the Board and ratified by the homeowners at a special meeting.

**Natascha O'Flaherty made a motion to veto to the 2017 budget as presented. Vince Mejer seconded, two were in favor of the motion, thus the motion failed and the approved 2017 budget was ratified.**

Other Business:

There were questions concerning the operations at Ranch Hall, including the possibility of designated parking spots, replacement of treadmills and the Ranch Hall concierge. There was also a question concerning the funding for the plowing of the parking lots.

Marise Cipriani briefly discussed the situation with Granby Ranch Metropolitan District and the funding of snow removal and road maintenance. There is a possibility the District may not be able to fund those costs this year in which case the Conservancy may have to fund those services. If that is the case, the Board will have to meet to discuss that possibility after a final determination is made by the District.

With there being no other business the meeting adjourned at 3:57 p.m.