



**GRANBY RANCH CONSERVANCY, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
TUESDAY, OCTOBER 31, 2017 AT 2:00 P.M.  
RANCH HALL**

Board Members Present in person or by call in: Marise Cipriani, Larry Curran, and Lance Badger.  
Board Members Not Present: John Pierson, Dustin Lombard.  
Representing Allegiant Management: Tim Hartmann, Hailey Vigil, and Mariola Krzeminska.

Also in Attendance: Jim Wear, Colleen Hannon, Mau Thompson, Rod Kessler, and Dan Kennedy.

Owners in Attendance: Matt Girard (F10L36), Terri Brindley (F6L31/L32), Jon Morrissey (F8L04), Nick Raible (F10L03), Julianne Hennings (F1BL27), Jennifer Pierson (F6L37), Laura Manning (F8L05), Tom Riccio (F3L33), Nathan Fitzgerald (KH3304), Pete Kirchhof (F5L10), Teresa Miller (KH5201), Natascha O'Flaherty (F2L15), Devon Simon (F2BL44), and Joanne and Thomas Young (F2BL41).

The meeting was properly noticed and a quorum was noted as being present with 3 of 5 Board Members in attendance.

The meeting was called to order at 2:01 p.m.

Approval of Minutes:

**Lance Badger motioned to approve the February 3, 2017 and September 22, 2017 minutes. Larry Curran seconded and the motion passed unanimously.**

Finances:

**Approve and Ratification of Payables October 20, 2016 - October 21, 2017:**

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

**Lance Badger motioned to ratify the payables October 20, 2016 – October 21, 2017. Larry Curran 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 is only one owner in arrears, this owner has verbally confirmed payment will be sent in the next week. The Board had no questions.

**Discussion:**

Marise Cipriani updated the owners present on the current situation regarding the taxes for Granby Ranch. She informed the owners that the personal and real estate property taxes have been paid. Granby Ranch has also been able to come to payment agreements for most of the vendors. Despite the struggles that Granby Ranch has had in the past year, the feedback has

been good overall. It was noted that the property value in Granby Ranch has been steadily increasing.

**Review August 2017 Financials:**

Tim Hartmann reviewed the August 2017 financials with the Board.

**Review 2018 Proposed Budget:**

**Inclusion of Road Operations and Maintenance:**

Lance Badger explained that the Granby Ranch Metropolitan District currently collects tax revenue and are in the process of completing a bond refinance for the District's current debt. Beginning in 2017, Granby Ranch Metropolitan District was supposed to contribute to the cost for the road operations and maintenance at Granby Ranch, but it has not had the funds necessary to cover this cost. Because of this, the 2017 road operations and maintenance has been funded by the Granby Ranch Conservancy reserve fund. This year, a special assessment in the amount of \$160.00 per lot/unit was billed with the 4<sup>th</sup> quarter dues in order to replenish the reserve funds and pay for the remainder of 2017.

The Granby Ranch Metropolitan District Board has discussed shifting the road operations and maintenance responsibility to the Granby Ranch Conservancy completely. The difference for owners is that if the responsibility of road operations and maintenance remains with the Headwaters Metropolitan District, the owners will pay for the expense through their individual property taxes, which varies for each property. If it is paid by the Granby Ranch Conservancy as a budgeted expense, the cost would be included in the dues and would be the same for each unit owner. Lance Badger suggested that the Granby Ranch Conservancy Board form a Transportation and Road Committee, responsible for creating a plan and or recommendation of action for road operations and maintenance and transportation services and present the same to the Board. The Committee would consist of Lance Badger, Nick Raible, Matt Girard, Laura Manning and Vince Mejer.

Lance noted that the Granby Ranch Metropolitan District has not finalized the plan to refinance the bonds yet, so the Board will have to decide if the 2018 Budget should include road operations and maintenance or do another special assessment if necessary in 2018.

Tim Hartmann presented the proposed 2018 Budget to the Board. The Board discussed and decided to table approving the budget until a later time.

**Inclusion of Transportation:**

Lance Badger explained to the owners present that, prior to last year, transportation at Granby Ranch operated on a loop schedule, which seemed to be too frequent. Last year, Dial-A-Ride was made available in an attempt to streamline the process. The Board asked the owners present if they believed the transportation program is worth continuing. There was discussion.

Matt Girard asked who owns the roads. Lance Badger explained that the Granby Ranch roads are platted under the Headwaters Metropolitan District. Matt asked if the roads were built to the Town's standards. Lance explained that when a road is built the Headwaters Metropolitan District will initially accept the improvements, if the Town of Granby acknowledges initial acceptance where the inspection notes any punch list required for final acceptance. All of the roads, except for filing 10, are thought to have received initial acceptance from the Town. There are some that have received final acceptance. Matt asked if there is a time frame to get the roads up to standard and finally accepted. Lance explained that his goal is to have a scope of work and schedule it with contractors in the coming year.

Nick Raible asked if it was possible to move Mau Thompsons' office to the Ranch Hall in order to streamline the Ranch Hall coverage, the answer was yes. But no time line was decided since that will mean cost for some remodel at thr Ranch Hall.

Marise stated that the approval of the 2018 Budget is reliant on the decisions to be made at the next Granby Ranch Metropolitan District meeting.

**Lance Badger motioned to appoint a Transportation and Road Committee (the "TRC"), subject to the Headwaters Metropolitan District shifting the Road Operations and Maintenance to the Granby Ranch Conservancy. Marise Cipriani seconded, 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.

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

**DRB Update/ Property Inspection**

Colleen Hannon stated that the Design Review Board has reviewed and approved 16 townhomes and 6 homes in 2017. 2 more homes are currently being reviewed. 4 owners have requested their deposits be released. To date 13 home modifications have been reviewed.

Tim Hartmann stated that Hailey Vigil and himself complete inspections of Granby Ranch twice a month. If any owner notices any concerns, which they would like addressed to please contact Management so they may follow up.

**Development Update:**

Marise stated that the ski season starts on December 15, 2017. The new lift drive will be installed in November. Marise reminded the owners present that the selling or giving away of passes is illegal and if caught, the owners' pass will be cancelled for the season.

**Street Parking:**

Tim Hartmann explained that parking on the streets in Granby Ranch is prohibited. The Association has recently placed multiple No Parking signs throughout the property to deter on-street parking. The streets are extremely narrow in the community, causing a safety hazard when cars are parked in the roads. It could possibly prevent emergency vehicles access to homes in the community.

**Dog Policy and Enforcement:**

Tim Hartmann explained to the Board that he has received some concerns regarding off-leash dogs in Granby Ranch. He and Rod Kessler have been working on having signs posted stating that off-leash dogs are prohibited at Granby Ranch. Jim Wear suggested that the Board make a motion to approve the Pet Policy for Granby Ranch with the initial fine of \$100.00 and subsequent fines of \$250.00. Marise noted that the policy mirrors the Department of Wildlife policies.

**Lance Badger motioned to ratify the Granby Ranch Conservancy Policy and Procedure Adoption and Amendment of Policies, Procedures and Rules regarding pet control measures. Larry Curran seconded, motion passes unanimously.**

**Lyon Homes Open Space Parcels Dedication:**

Lance badger informed the Board and owners present that Lyon Homes has offered to donate some open space to the Granby Ranch Conservancy. The Board discussed.

**Marise Cipriani moved to authorize Lance Badger to move forward with Lyons Home on the dedication and deeding over of the open space parcels. Larry Curran seconded, motion passes unanimously.**

**Annual Meeting Agenda Review:**

The Board reviewed the Annual Meeting Agenda.

Other Business:

With there being no other business, at 3:45 p.m. **Marise Cipriani moved to continue the Granby Ranch Conservancy Budget/Board Meeting on Thursday November 16, 2017 at 11:00 a.m. Lance Badger seconded, motion passes unanimously.**

The Annual Meeting is scheduled for December 19, 2017.