

# RECORD OF PROCEEDINGS

---

## DRAFT MINUTES OF THE SPECIAL MEETING OF

### GRANBY RANCH CONSERVANCY, Inc. HELD JUNE 12, 2015

The Board of Directors of Granby Ranch Conservancy, Inc. held a special meeting, open to all members, at the Ranch Hall at Granby Ranch, 998 Village Rd., Granby, Grand County, Colorado, in accordance with the association bylaws and state law, at 8:00 a.m. on Friday, June 12, 2015.

#### ATTENDANCE:

##### Directors in Attendance:

Marise Cipriani, President (via conference call)  
Lance Badger, Vice President (via conference call)  
Julie Krueger, Secretary/Treasurer (via conference call)  
John Pierson (via conference call)

##### Directors Absent and Excused

Larry Curran

##### Also in Attendance:

Jim Wear, Association Counsel (via conference call)  
Kirsten Starman, Pinnacle Consulting Group, Inc. (via conference call)  
Marylane Packer, Granby Realty Holdings, LLC  
Tom Jaffrey (via conference call)  
Loyal Steube

---

#### CALL TO ORDER

The meeting was called to order by Director Cipriani at 8:04 a.m.

---

#### NEW BUSINESS

##### Executive Session to Discuss Management Contracts:

Director Cipriani explained that the Board had received three proposals from potential management companies. Upon motion duly made by Director Krueger and seconded by Director Pierson, it was unanimously

**RESOLVED** to convene executive session at 8:05 to discuss the management proposals with Association Counsel.

The Board returned to the special meeting open to all members at 8:40 a.m.

Upon motion duly made by Director Pierson and seconded by Director Badger, it was

**RESOLVED** to enter into exclusive negotiations with Allegiant Management. Directors Cipriani, Badger and Pierson voted in favor. Director Krueger voted against.

---

# RECORD OF PROCEEDINGS

---

MEMBER COMMENTS Tom Jaffrey questioned if there were any homeowner representatives on the Board of Directors. Director Cipriani stated that Director Pierson and Director Curran (not present) were the owner representatives on the Board.

---

ADJOURN Upon motion duly made by Director Pierson and seconded by Director Krueger, it was unanimously

**RESOLVED** to adjourn the meeting at 8:56 am.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully Submitted,

---

Kirsten L. Starman, Secretary for the Meeting