



**GRANBY RANCH CONSERVANCY, INC.
2017 ANNUAL MEETING MINUTES
SATURDAY, DECEMBER 23, 2017 AT 10:00 A.M.
RANCH HALL**

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

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

Owners Present in person or by call in: Joe Zintell (AMG101), Sarah Howe (AMA106), Jon Morrissey (F8L04), Jason Adkisson (AMF202), Pam Antell (F1L04), Tom Riccio (F3L33), Angela Spadea (F5L13), Jim Blazek (AMB207), Leonard Cunningham (AMA105), David Sardinta (F2BL51), Laura Manning (F8L05), Kirt and Lori Schumann (AMC306), Vince Mejer (F10L04), John Digirolamo (F10L11/F1L20), Karen Miller (BC301), Susan and Bill McKinney (F1BL13), David and Andrea Kemp (F1BL31), Bill Rose (F2BL48), Herbert Cork (F8L01), Dave Highfield (F2L12), Doug and Kelly Parker (F1BL03), Sean Tomlinson (BC216), and Chris O'Toole (F5L03).

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 10:01 a.m.

Introduction of Board Members:

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

Approval of Minutes:

Joe Zintell motioned to approve the December 16, 2016 Annual Meeting minutes. John Pierson seconded and the motion passed unanimously.

Developer's Report:

Marise Cipriani informed the owners present that the Cipriani family has decided to sell Granby Realty Holdings, officially listing the property for sale in January 2018.

Melissa Cipriani gave an update on operations. She noted that the east side of the mountain has been opened, more will be opened as the weather permits. The Quickdraw lift had a new drive installed in November and approved by the State of Colorado Transportation Commission as well as all of the other lifts at Granby Ranch.

Road Operations and Maintenance:

Lance Badger explained to the owners present that in 2016, the developer stopped covering the cost of road operations and maintenance at Granby Ranch. The cost of the Granby Ranch road operations and maintenance are the responsibility of the Granby Ranch Metropolitan District who was planning to refinance the bonds. Because the bonds have not been refinanced, Granby

Ranch Conservancy took responsibility for the cost, resulting in a special assessment in 2017. In 2018, the dues have been increased in order to fund the road operations and maintenance for 2018.

Transportation:

The results of the survey sent by the Board indicated that the bus is not an amenity desired by the owners in Granby Ranch. The Board has decided to discontinue the bus operations and remove this item from the 2018 budget.

Financial Report:

2018 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.

Colleen Hannon asked the Board to consider using some funds to repair the exterior stair system to the basement of the Ranch Hall. The Board will discuss this repair at a later meeting. Jon Morrissey asked if the road operations and maintenance cost will be subject to discussion yearly. The Board explained that, yes, this is an item that will be reviewed yearly to determine how it is funded. Doug Parker asked if there is any money in the budget for street repairs. Lance Badger explained there are some road repairs which will be paid for by the developer, there is also money in the budget to be used to repair roads and they will be prioritized. Tim Hartmann asked the owners to report any road concerns to Allegiant Management to ensure follow-up by the Board.

There was no motion to veto the approved 2018 Budget, therefore, it was ratified.

Other Business:

Sarah Howe asked that if Granby Ranch is sold, will the mandatory use fee for the amenities still be in place. Marise Cipriani explained that the Granby Ranch Conservancy Covenants do not allow owners to opt out of the use fee, therefore, this fee would still be charged by the HOA. Jim Blazek asked if it would be possible to add a mirror by the gazebo parking lot on Village Road to better see oncoming traffic. Tim Hartmann explained that it would be the decision of the SilverCreek Master Association, and they have discussed a mirror but are looking into moving the parking lot of concern to a completely different location which would alleviate the problem.

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