



**GRANBY RANCH CONSERVANCY, INC.  
BOARD OF DIRECTOR'S MEETING MINUTES  
FRIDAY, JULY 12, 2019 AT 4:30 P.M.  
RANCH HALL**

Board Members Present: Dustin Lombard, and Lance Badger. Marise Cipriani  
Representing Allegiant Management: Tim Hartmann and Hailey Vigil.  
Also, in Attendance: Mau Thompson.

Owners in Attendance: Sue May, Brian Oakley, Colleen Hannon, John and Kathy Digirolamo, Nick and Cathy Raible, Vince Mejer, Chris Baxter, Art Potts, Jared Peterson, David and Marcie Sardinta, and Jeff Link.

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

The meeting was called to order at 4:30 p.m.

Approval of Minutes:

**Dustin Lombard motioned to approve the October 26, 2018 minutes. Lance Badger seconded and the motion passed unanimously.**

Committee Set up:

Lance explained that there are two issues the board would like more information on, the future of the open space foundation and short-term rentals. The Board believes appointing homeowner's to committees dedicated to these issues will help give direction back to the Board.

Open Space Foundation

Nick Raible addressed the homeowners in attendance. Nick gave background on the open space foundation. The foundation was created to collect funds at Granby Ranch real estate closings and transfers by way of a 2% transfer fee. With 1% going to the Granby Ranch Conservancy for capital improvements and the other 1% going to the Roche Foundation, established by the Town of Granby. There is concern on how the Roche Foundation Committee is being administered and how the collected funds are being disbursed.

**Marise moved to create the Recreational Open Space Committee with a budget allocation of \$5,000.00, with the following appointees: Jeff Link, John Digirolamo, Kathy Raible and Colleen Hannon. Lance Badger seconded; the motion passed unanimously.**

Short Term Rentals

Short term renters are also a topic affecting Granby Ranch Owners. The Board believes a committee will assess how the Ranch Hall should proceed in the future with the increase in short term rental usage.

**Marise moved to create the Short-Term Rental Committee with a budget allocation of \$5,000.00, with the following appointees: Jeff Link, Lauren Kaestner, Kathy Raible, Katie Lois, and Vince Mejer. Lance Badger seconded; the motion passed unanimously.**

Members Open Forum:

Nick Raible noted that the Ranch Hall has been looking and running much better since the staff was moved to the Ranch Hall, Mau and Dave were thanked for their work.

With there being no other business, the meeting was adjourned at 5:30 p.m.