



**GRANBY RANCH CONSERVANCY, INC.
BOARD OF DIRECTOR'S MEETING MINUTES
FRIDAY, NOVEMBER 15, 2019 AT 3:00 P.M.
RANCH HALL**

Board Members Present: Dustin Lombard, and Lance Badger.

Board Members Not Present: Marise Cipriani

Also in attendance- Jim Wear

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

Owners in Attendance: Vince and Frances Mejer, Barton and Jennifer Blum, Janice Burley, Polly and Tom Holt, Jim Goodwin, Colleen Hannon, John DiGirolamo, and Natascha O'Flaherty.

The meeting was properly noticed and a quorum was noted as being present with 2 of 3 Board Members in attendance.

The meeting was called to order at 2:04 p.m.

Approval of Minutes:

Dustin Lombard motioned to approve the July 12, 2019 minutes. Lance Badger seconded and the motion passed unanimously.

Discussion:

Consent Agenda – Community Fees Review:

Tim Hartmann presented and the Board discussed.

Dustin Lombard moved to approve the community fee exemptions presented. Lance Badger seconded, and the motion passed unanimously.

DRB Update/ Property Inspection

Lance Badger stated there are 14 active applications for modifications ranging from minor home improvements to home construction, that currently being reviewed by the Design Review Board. The DRB currently consists of Lance Badger, Vince Mejer, and Christopher Herr. Tim noted that there have been some problems with new construction leaving debris in the streets, Lance will follow up.

Tim Hartmann stated that Allegiant Management completes 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

Lance discussed Granby Ranch Holdings continues to work with a buyer to purchase Granby Ranch.

Annual Meeting Agenda Review:

The Board reviewed the Annual Meeting Agenda. The meeting date is set for Thursday, December 19th at 3:00 p.m. Lance noted that a Board meeting would follow the annual meetings to discuss committee recommendations.

Crosswalks/Signage:

Tim discussed the Police Chiefs recommendations with Board. Tim will get with Lance and Greg Finch to discuss.

Short Term Rentals:

It was moved by Dustin Lombard to adopt the Town of Granby Short Term Rental ordinance 2019-819 as amended from time to time, seconded by Lance Badger, the motion passed unanimously.

Ranch Hall Staffing:

There was discussion. The Board will discuss further once the committee has presented their findings at the Annual Meeting.

Finances:

Approve and Ratification of Payables October 19, 2018 – November 6, 2019:

Tim Hartmann reviewed the payables with the Board, which are approved by Marise Cipriani, Board President, monthly.

Lance Badger motioned to ratify the payables October 19, 2018 – November 6, 2019. Dustin Lombard 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 the owners who are currently in arrears have been contacted and management is continuing to work on acquiring payment.

Review 2020 Proposed Budget:

Tim Hartmann presented the proposed 2020 Budget to the Board.

Colleen Hannon asked for a breakdown of the Ranch Hall expenses, this was discussed and the board will look at updating the budget in the future after the Ranch Hall lease is completed.

Natascha asked if the trails should technically be a Headwaters budget line item. Lance explained that there are some trails that are owned and maintained by GRC. He noted it may be worth while to look into an easement agreement that covers the trails and guarantees homeowner access. The Board will look into this option further.

Dustin Lombard motioned to approve the 2020 Proposed Budget, Lance Badger seconded and the motion passed unanimously.

Other Business:

The Annual Meeting is scheduled for Thursday December 19, 2019.

Members Open Forum:

None.

The meeting was adjourned at 4:07pm