



**GRANBY RANCH CONSERVANCY, INC.  
2019 ANNUAL MEETING MINUTES  
THURSDAY, DECEMBER 19, 2019 AT 2:00 P.M.  
RANCH HALL**

Board Members Present: Lance Badger and Dustin Lombard.  
Representing Allegiant Management: Tim Hartmann and Hailey Vigil.

Owners Present in person or by call in: Karen Girard, Brian Raber, Herb Cork, Kathy DiGirolamo, Colleen Hannon, Jeff and Denise Link, John Talley, Maggie Rose, Ainslie and Patrick Dougherty, Tom Chaffin, Chris Garrett, Kristi Koga, Paul Novak, Roger Kaestner, Barton Blum, Charles Setchell, Suzanne Sharpe, Greg Finch, Irene Sokowski, Robert Blay, Deann Wieber, Blane Day, Marcielle Sardinta, Jim Blasek, Gui Cipriani, Jennifer Dubrow, Matthew Gerard, Dan Gray, Julie Hale, Lisa Hughes, Thomas Hury, Robert Keller, Mark Kinsley, Pete Kirchhof, Kimberly Konkel, Chris Lewis, Bill McKinney, Greg Miller, Jennifer Newcomer, Chris O'Toole, Melissa Petrini, and Steve Schneider.

Others Present: Jim Wear and David Sardinta.

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 2:04 p.m.

Introduction of Board Members:

Lance Badger introduced the members of the Board to those present.

Approval of Minutes:

**Greg Finch motioned to approve the December 15, 2018 Annual Meeting minutes. Colleen Hannon seconded and the motion passed unanimously.**

Developer's Report:

Lance explained that there are currently 5 homes under construction and 6 that are planned to begin construction this spring. There are also several modification requests that were approved this year. He reminded the owners present that any alteration to the outside of your home needs official approval from the Design Review Board. Sales activate is comparable to last year. Lance explained there are 3 members including himself and 2 other homeowners currently on the Design Review Board, they are looking to add 2 additional members, if anyone is interested, they are encouraged to contact Lance.

Discussion:

**Recreational Open Space Update:**

The Recreational open space committee was tasked with investigating where the funds collected through the 1% Granby Ranch real estate sales are being spent. Jeff Link, Chairman, explained that the funds were to be used in specific ways to enhance the owners experience in Granby Ranch and have specific requirements. After examining the ROS Committee practices the

committee did have some concerns regarding the projects being allocated funds and how the foundation was operating. A letter from the Board was sent to the Town of Granby asking them to remove the board members of the foundation, a response has not been received. Lance also noted the developer sent a similar letter to the Town. It was the recommendation by the Committee to the GRC Board that if the Town does not respond in the affirmative that legal action be taken. It was noted that there is not much representation from Granby Ranch for the Board of Trustees Town of Granby meeting to show displeasure with how the ROS Committee is operating and the lack of Granby Ranch residence on the ROS Foundation Board. It was noted that if homeowners cannot attend these meetings, letters from the public can be read into the record at the meetings. The GRC Board will await a response to its letter to the Town and then determine how to proceed.

### **Short Term Rentals:**

The Short-Term Rental committee was tasked to explore the impacts, both positive and negative, of the short-term rentals in Granby Ranch, specifically to the Ranch Hall. Jeff Link, Chairman, noted that the big concern is the pool area access as it can get crowded with renters and owners. A survey was sent to owners about some solutions. He thanked the owners who participated, there were 883 participants, 430 responses. The most viable option that the Committee proposed to the Board is to consider charging a fee for renters and guests who want access to the pool area. Lance noted the proceeds would go directly to the Conservancy. If there is a fee implemented, it would likely be around Memorial Day and notice would be sent out well before that to ensure owners are aware of the change. The Board will discuss how to proceed with the input given.

### Operations Update:

Greg Finch, COO of Granby Ranch Ski Area, noted that the Ski Area and Grill opened last Friday. There will be 4 days of night skiing, these dates are posted on the website. Greg lastly reminded the owners present that on Friday nights, there is an early hour happy hour for members where the first drink is on the house.

### Financial Report:

#### **2020 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.

Tim noted the dues were increased 3% to cover operational costs. There were no questions.

**There was no motion to veto the approved 2020 Budget, therefore, it was ratified.**

### Other Business:

Nick Raible suggested that the Board consider a charge for nonmembers to use the Granby Ranch trails as they are used by the public. The Board will continue to consider a pass or other way of keeping track of the members and nonmembers using the trails.

It was noted and agreed to by the Board that when any significant updates occur regarding the developer that the owners be notified.

With there being no other business, the meeting adjourned at 3:50 p.m.