



**GRANBY RANCH CONSERVANCY, INC.
2020 ANNUAL MEETING MINUTES
THURSDAY, NOVEMBER 19, 2020 AT 9:00 A.M.
WEBINAR**

Board Members Present: Randy Lewis, Mark Meyers, and Lance Badger.
Representing Allegiant Management: Tim Hartmann and Debbie Briggs.
Others in attendance: James Wear
There were 160 owners attending the webinar.

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 9:10 a.m.

Introduction of Board Members:

Randy Lewis introduced the members of the Board to those present on the webinar.
James Wear discussed how the proxies and a quorum is established in Granby Ranch.

Approval of Minutes:

Greg Finch motioned to approve the December 19, 2019 Annual Meeting minutes. Craig Maetzold seconded, there was discussion. Colleen motioned to amend the 2019 minutes to state that an owner in attendance requested the meeting be recorded. Dan Rogers seconded the amendment. Motion carried with three opposed.

Budget Discussion

Mark discussed the 2021 budget, the restructured benefits package and the agreements with the Amenity Vendor agreements. He also reviewed information sent to owners via email, all those documents are online at www.granbyranchowners.com

Financial Report:

2021 Budget Ratification

There was owner discussion. Tim reviewed the balance sheet, revenue and expenditures.

Colleen Hannon motioned to postpone the veto vote of the 2021 budget to a future meeting, it was seconded by Matt Girard. The owner's votes will be confirmed by the owners voting through the question section of the webinar or by their proxy vote.

NOTE: December 4, 2020 results

*The vote count was: 373 – voted NO for a continuance
 270 – voted YES for a continuance*

Thus vote did not pass

John Morrissey motioned to veto the 2021 budget, it was seconded by Andy Miller. The owner's votes will be confirmed by the owners voting through the question section of the webinar or by their proxy vote.

NOTE: December 4, 2020 results

The vote count was: 263 – voted to veto the budget

Thus vote did not pass

The Board agreed to have three volunteers confirm the ballots/proxies for the two votes taken (one for postponing the vote to veto the 2021 budget and second the veto of the 2021 budget. Tom Deboalt, Jon Morrissey, and Kacey Garrison were appointed to the Committee.

Note: If the postponing of the veto vote passes, the vote to veto the 2021 approved budget vote will be void.

Members open forum

See Exhibit A with the questions asked by owners at the meeting.

Other Business:

There was owner discussion.

With there being no other business, the meeting adjourned at 1:16 p.m.