



PO Box 66
78884 US Hwy 40
Winter Park, CO 80482
Phone: 970-726-5701

**GRANBY RANCH CONSERVANCY, INC.
NOTICE OF ANNUAL MEETING**

October 18, 2021

Dear Homeowner:

Pursuant to the Bylaws of Granby Ranch Conservancy, Inc. (the "Association"), this is a notice that the Annual Meeting of the Association is scheduled for 3:00 p.m. MT, on Tuesday, November 9, 2021 in the Aspen Meeting Room at the Inn at Silvercreek, Granby, CO (the "Annual Meeting"). The Association will endeavor to make the meeting available by conference call. To join the meeting by conference call please use the below information:

Participant Dial In (Toll Free): 1-877-270-2148
Participant International Dial In: 1-412-902-6510
Please ask to be joined into the Granby Ranch call.

Enclosed are the meeting agenda, letter to homeowners (including the budget approved by the Board of Directors of the Association for the fiscal year ending December 31, 2022), and a form proxy statement. The Annual Meeting minutes from November 19, 2020 and the owner information sheet will be posted online at www.granbyranchowners.com, but please let us know if you need a hard copy of the meeting minutes or owner information sheet.

If you would like another person to vote or act at the Annual Meeting on your behalf, you may submit a proxy pursuant to the Association's organizational documents and Colorado statutes. For ease of convenience and without limiting the manner in which you may appoint a proxy, a form proxy statement is enclosed. **Please note that the proxy must be received in the office of Allegiant Management by 11:59 p.m. MT on Monday, November 8, 2021.** The appointed person must attend the meeting for the proxy to be executed. The mailing address for the proxy is:

Granby Ranch Conservancy, Inc.
c/o Allegiant Management
P.O. Box 66
Winter Park, CO 80482

If you have any questions related to the enclosed information or about the meeting, please feel free to contact us for assistance.

Sincerely,

Timothy P. Hartmann

Timothy P. Hartmann
Owner, Property Manager
970-722-1127
thartmann@allegiantmgmt.com

Debbie Briggs

Debbie Briggs
Assistant Property Manager
970-722-1104
dbriggs@allegiantmgmt.com



**GRANBY RANCH CONSERVANCY, INC.
ANNUAL MEETING**

**TUESDAY, NOVEMBER 9, 2021 AT 3:00 P.M. MT
ASPEN MEETING ROOM AT THE INN AT SILVERCREEK, GRANBY, CO**

Conference Call Information:

Participant Dial In (Toll Free): 1-877-270-2148

Participant International Dial In: 1-412-902-6510

Please ask to be joined into the Granby Ranch call.

Board Members:

Bob Glarner: President

David Glarner: Vice President

Brian Ditch: Secretary/Treasurer

AGENDA

- Call to Order/Quorum
- Overview of Guidelines for Annual Meeting
- Introduction of Board Members, Allegiant Management and Staff
- Review and Approve the Granby Ranch Conservancy, Inc. 2020 Annual Meeting Minutes held on November 19, 2020
- Developer's Report
- Review and Vote to Ratify the Granby Ranch Conservancy, Inc. Proposed Budget for 2022 as Approved by the Board
- Other Business
- Adjourn

Granby Ranch Conservancy, Inc.

October 18, 2021

Dear Granby Ranch Homeowners:

This has been an exciting summer at Granby Ranch. In May, new ownership acquired this special place and immediately began investing time, money and resources into the development. We have created an exciting strategic initiative to help deliver the message regarding the future of the area, “Granby Ranch Rising”, which will encompass a host of near and long-term improvements. You can view an introductory video [HERE](#). As we compose this letter, Granby Ranch Rising is well underway and significant achievements already include:

- Kicking off the [Rocky Mountain Music Series](#), which included three free concerts at Granby Ranch this summer;
- Increasing snowmaking coverage by almost 100%, which will allow us to consistently open the resort with much more terrain than past seasons. In addition, we will utilize the West Mountain area to welcome youth and Olympic caliber athletes for early season alpine and freestyle training;
- Engaging the venerated SE Group to create a vision of the Granby Ranch Master Plan of which the entire community will be proud; and
- Vastly improving the condition and playability of the golf course.

It is an exciting time for Granby Ranch, and more announcements are forthcoming. In the meantime, we also invite you to take a look at a sixteen-page content piece which we recently distributed to over 15,000 past and new Granby Ranch customers. A link to this “mini-magazine” can be found [HERE](#).

We are confident that the budget we have presented puts the community on a positive path moving forward and positions Granby Ranch for sustained success. With advisement from the Homeowner Budget Committee, we made many changes to this year’s Granby Ranch Conservancy, Inc. (“GRC”) budget, a summary of which is below:

- Several expense items have been removed from the GRC budget. Expenses related to Cross Country Trail Grooming, River Enhancement, Trail Planning/Construction/Maintenance/Access Control will be paid for by the ownership entities. This will reduce GRC expenses by more than \$136,000.
- Short Term Rental/Pool Fees increased revenue in the Amenities Fund by approximately \$15,000.
- Due to the continued appreciation of Granby Ranch residential properties and the increase in activity related to Granby Ranch Rising, the Community Fee collected through August are in excess of \$500,000.
- The Resort Service Fee is anticipated to be almost twice budget.
- The Full Benefit Homeowner cost of \$1,960 for fiscal year 2022 provides a typical family of 4 a suite of benefits that is worth over \$4,900. This is an over 60% discount from retail value. The benefits package is detailed in the following table:

Amenity Package Value	Retail	Number per Household	Total
Adult Ski Pass	\$409.00	2	\$818.00
Child Ski Pass	\$269.00	2	\$538.00
Fast Rider Lane Privileges	\$239.00	4	\$956.00
Adult Nordic Trail Pass	\$129.00	2	\$258.00
Child Nordic Trail Pass	\$59.00	2	\$118.00
Adult All Mountain & Lift Access (Summer)	\$279.00	2	\$558.00
Child All Mountain & Lift Access (Summer)	\$164.00	2	\$328.00
Golf Rounds	\$90.00	12	\$1,080.00
Season Range Pass	\$300.00	Family Pass	\$300.00
Total Annual Retail Value per Representative Household =			\$4,954.00
Annual Benefit Budgeted Package Cost per Household =			\$1,960.00

Access to the many amenities at Granby Ranch, at a substantial discount, is a significant value enhancement to residential property values at Granby Ranch. When prospective buyers come to our community the availability of high-quality amenities is a major factor in their buying decisions, and in the value our properties command. The preservation and enhancement of these amenities plays a key role in the continued growth of property values at Granby Ranch.

The proposed budget for 2022 is attached, with a comparison to the 2021 budget. The budget document includes some additional annotations and notes to help explain some line items.

2022 Homeowner Categories and Benefits:

❖ **2022 GRC Homeowner Categories:**

- Limited Benefit Homeowner (“LBH”)
 - All owners of property in GRC not paying the Use and Consumption Fee, and their dependents of age 26-and-under, enjoy the privileges of LBHs.
- Full Benefit Homeowner (“FBH”) and Full Benefit Homeowner Associate (“FBHA”)
 - 2 adults, 2 dependents of age 26-or-under, plus any dependent children age 5-and-under may be designated as FBHs for each property paying the Use and Consumption Fee, as follows:

- One adult must be the primary designee and must be on the deed* to the eligible property.
 - The primary designee may designate a second adult beneficiary (the secondary designee) who is a spouse, significant other, or other immediate relative within one generation up or down as an FBH.
 - All FBHAs age 5-and-under will also be designated as FBHs.
 - FBHA definition: Additional dependents, adult children, parents, or grandchildren of the primary designee or the secondary designee – as well as other owners appearing on the deed and their dependents, parents, and grandchildren – will be classified as Full Benefit Homeowner Associates (“FBHA”).
 - FBHAs may obtain FBH designation, on an annual basis, by paying \$200 for a qualified dependent age 6 through 26, and \$500 for a qualified adult (the “Additional FBH Fee”). No other parties other than FBHAs are eligible to become FBHs by paying the Additional FBH Fee.
- LBHs will be entitled to Category 1 benefits listed below. FBHAs will be entitled to Category 1 and Category 2 benefits listed below. FBHAs will also be entitled to Category 3 benefits by paying the Additional FBH Fee.

*For those properties co-owned by multiple families or owned in corporate partnerships, please contact the GRC directly for eligibility information.

❖ **2022 GRC Homeowner Benefits:**

- Category 1 Benefits (FBH, FBHA, and LBH):
 - Access Trail Pass for mountain biking, Nordic skiing, and hiking, subject to rules and regulations, seasonal closures, and similar restrictions.
 - Access to fishing through the available fishing program and outfitter.
 - Recycling services, as offered by the operator.
- Category 2 Benefits (FBH and FBHA):
 - Full access to Ranch Hall, Ranch Hall Pool and designated parking during hours of operation, including Homeowner events, as may be offered.
- Category 3 Benefits (FBH only):
 - Ski Benefits
 - Season ski pass and summer all mountain trail and lift pass.
 - Fast Rider Program pass.
 - Nordic Trail pass.
 - Ski Discounts (available only to FBHs)
 - 10% discount off one (1) day winter lift tickets. Maximum of ten (10) per season per household. Primary designee must redeem at ticket window.
 - 10% discount at all ski rental and demo ski outlets.
 - 10% discount on all ski & ride school lessons (group or private).
 - 10% discount at all retail establishments.
 - Golf Benefits

- Twelve complimentary 18-hole rounds of golf with cart.
 - Complimentary access to the golf range when open.
- Food and Beverage Discounts
 - 10% discount on all food and beverage at the Granby Ranch restaurants (not to include already-discounted Happy Hour pricing).
- Homeowners Lounge at 8350 Privileges
 - Includes access to 8350 Lounge 8AM to 3PM during winter season operations. Date and event related restrictions may apply.
- Short Term Renter (STR) Privileges
 - Access privileges for short term rental tenants (STRs) of FBH to the Ranch Hall Pool, subject to fees, rules, and restrictions.

Important Notes on the Amenities and the Budget Vote:

❖ **Amenities: À la carte or Amenity Package?**

In the past, some homeowners have expressed a preference that we eliminate the Amenity Package and have each homeowner buy all of their benefits à la carte. If the homeowners collectively desire the à la carte option, the amenity providers are amenable to providing the benefits à la carte to homeowners at a 10% discount. However, the Homeowner Budget Committee reviewed the 2022 proposed budget, and concluded that at this time, the full amenity package made more economic sense for the homeowner group than the à la carte method with a 10% discount. The reality is, we can only get the pricing that is offered in this Amenity Package by committing to subscribe collectively.

❖ **Budget Vote:**

It is important to note what happens if the community rejects the 2022 proposed budget. Under the GRC Bylaws, if a majority of all owners reject the 2022 proposed budget, the 2022 budget would then revert to the prior year's approved budget (i.e., the 2021 budget). If the 2022 budget is rejected, the 2021 budget provides what fees would be collected and how GRC would spend the bulk of those fees in 2022, however, the amenity providers do not have the ability and are not obligated to provide the 2021 benefits at the 2021 prices in fiscal year 2022. Therefore, if a majority of all owners reject the 2022 proposed budget, then the amenity providers would provide the benefits à la carte to homeowners at a 10% discount and not through the 2021 Amenity Package or the proposed 2022 Amenity Package.

Sincerely,

Granby Ranch Conservancy, Inc.

GRANBY RANCH CONSERVANCY, INC.
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS - DRAFT
December 31, 2020 Actual, 2021 Adopted Budget, 2022 Proposed Budget
Year-to-date Actual, Budget and Variance through June 30, 2021

	2020 Unaudited Actuals	2021 Adopted Budget	2021 Projected Actual	2021 Delta	Actual Through 6/30/2021	Budget Through 6/30/2021	Delta Through 6/30/2021	2022 Proposed Budget	Budget Comments
Total Residential Units in the Association									
Units - Beginning of year	941	941	941		941			940	No Additions
Plus Units Included	0	0	0		0			0	
Less Units Withdrawn	0	0	-1		-1			0	
Res Units - End of year	941	941	940		940			940	
Residential Units Assessed Use & Consumption Fee 7.8									
Units - Beginning of year	579	585	591		591			623	623 through August
Units - Current Year Additions - KHL	2	1	4		3			1	Projected
Units - Current Year Additions - Non-KHL	10	10	28		23			10	Projected
Units - End of year	591	596	623		617			634	
Residential Units NOI Assessed Use & Consumption Fee 7.8	350	345	317		323			306	
KHL Units - 13.5a	16	15	12		13			11	Projected
Non-KHL Units									
Developer Owned	247	247	107		107			107	Projected
Third Party Developer/Builder	50	46	177		179			177	Projected
Individual Owners/LBH - 13.5b	37	37	21		24			11	Projected
Total Non-KHL	334	330	305		310			295	
Non-Residential Units	2	2	2		2			2	
Private Amenity Units	2	2	2		2			2	
PER UNIT ASSESSMENTS									
Annual Base Assessment - Residential - 7.3b	\$23	\$ 23.90	\$24		\$23			\$ 3.30	
Annual Common Residential Assessment - 7.4	\$397	\$ 188.10	\$188		\$397			\$ 216.70	
Annual Use & Consumption Fee - 7.8	\$984	\$ 1,640.00	\$1,640		\$984			\$ 1,981.00	
Annual Ranch Hall Fee - 7.8	\$0	\$ -	\$0		\$0			\$ 496.19	
Total	\$1,404	\$ 1,852.00	\$1,852		\$1,404			\$ 2,697.20	
Limited Benefit Homeowner ("LBH") Pays:		\$ 212.00						\$ 220.00	LBH = Base Assessment + Common Residential Assessment
Full Benefit Homeowner ("FBH") Pays:		\$ 1,852.00						\$ 2,697.20	FBH = Base Assessment + Common Residential Assessment + Use and Consumption Fee + Ranch Hall Fee

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ADMINISTRATIVE FUND										
Common Revenues & Expenditures										
Revenues										
400-1	Annual Base Assessment - Residential: 7.3b	\$21,643.00	\$22,490.63	\$22,490.63	(\$0.01)	\$11,223.60	\$11,245.32	(\$21.72)	\$3,103.33	1/3 of total funding required (\$3.3 x 940 Homeowners)
401-1	Annual Base Assessment - Private Amenities: 7.3a	\$21,643.00	\$22,490.63	\$22,490.63	(\$0.01)	\$11,245.32	\$11,245.32	\$0.00	\$3,103.33	1/3 of total funding required
402-1	Annual Base Assessment - Non-Residential: 7.3c	\$21,643.00	\$22,490.63	\$22,490.63	(\$0.01)	\$11,245.32	\$11,245.32	\$0.00	\$3,103.33	1/3 of total funding required
403-1	Resort Service Fees 7.10 (Resort Tax 2.7%)	\$33,034.32	\$38,000.00	\$80,000.00	(\$42,000.00)	\$62,204.51	\$21,000.00	\$41,204.51	\$80,000.00	Resort tax from Ski Area (6/30/21 = \$62K)
412-1	Design Review Board Fees 3.2(d)	\$0.00	\$4,200.00	\$10,000.00	(\$5,800.00)	\$5,850.00	\$2,100.00	\$3,750.00	\$11,250.00	New homes & exterior home changes fee (8/16/21 10-\$700/new home, 1-\$250/exterior modifications) 2022 - 15 new + 3 modifications
420-1	Finance Charges: 7.7	\$971.54	\$1,000.00	\$1,000.00	\$0.00	\$457.43	\$499.98	(\$42.55)	\$900.00	Finance charges on delinquent accounts - currently 55 accts
440-1	Miscellaneous Income: 7.3	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Revenues	\$99,434.86	\$110,671.88	\$158,471.89	(\$47,800.02)	\$102,226.18	\$57,335.94	\$44,890.24	\$101,459.99		
Expenditures										
510-1	Administration/Office & Other: 7.3	\$7,212.78	\$5,750.00	\$6,500.00	(\$750.00)	\$3,087.44	\$1,950.00	(\$1,137.44)	\$7,500.00	Postage, copies, phone
513-1	Bad Debt Expense: 7.3	\$23,607.93	\$3,050.00	\$0.00	\$3,050.00	\$0.00	\$0.00	\$0.00	\$3,000.00	Written off accounts
525-1	Design Review Board Compliance : 7.3	\$0.00	\$7,500.00	\$4,500.00	\$3,000.00	\$1,500.00	\$3,750.00	\$2,250.00	\$6,000.00	ALM 2/month property inspections \$500/mo thru 2022
540-2	Electricity - Welcome Center Monument: 7.4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$850.00	Same amount as previous year
545-1	Website Maintenance: 7.3	\$300.00	\$900.00	\$900.00	\$0.00	\$900.00	\$900.00	\$0.00	\$900.00	GRC/GRR/SVR websites \$300/ea
550-1	Conference Call Services: 7.3	\$0.00	\$2,000.00	\$350.00	\$1,650.00	\$0.00	\$0.00	\$0.00	\$710.00	Zoom calls
560-1	Insurance: 7.3; 6.3	\$5,631.26	\$17,350.00	\$15,000.00	\$2,350.00	\$7,004.28	\$8,674.98	\$1,670.70	\$17,500.00	D&O; General Liability; Umbrella
571-1	Ranch Hall Snowblowing Contribution: 7.3	\$14,680.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 571-3
575-1	Weed Control: 7.3	\$6,430.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 575-2
577-1	Forestry Work - Common: 7.3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 577-4
590-1	Professional Services: 7.3	\$15,917.73	\$19,000.00	\$6,000.00	\$13,000.00	\$2,330.83	\$9,499.98	\$7,169.15	\$10,000.00	Attorney; Engineering; CPA. Collection, Etc.
600-1	Property Management & Accounting: 7.3	\$21,487.80	\$55,000.00	\$55,000.00	\$0.00	\$27,499.98	\$27,499.98	\$0.00	\$55,000.00	Property Management; Accounting through 2022
605-1	Common Management by GRH: 7.3	\$6,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Eliminated
Total Expenditures	\$101,518.00	\$110,550.00	\$88,250.00	\$22,300.00	\$42,322.53	\$52,274.94	\$9,952.41	\$101,460.00		
Net Income (Loss)	(\$2,083.14)	\$121.88	\$70,221.89	(\$70,100.02)	\$59,903.65	\$5,061.00	\$54,842.65	(\$0.01)		
Residential Revenues & Expenditures 7.4										
Revenues										
410-2	Common Residential Assessments: 7.4	\$373,577.00	\$177,000.00	\$177,000.00	\$0.00	\$88,416.40	\$88,500.00	(\$83.60)	\$203,700.00	\$216.7 x 940 Homeowners
410-2a	Residential Assessment Portion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 410-2
410-2b	Road Operations & Maintenance Assessment Portion	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 410-2
411-2	Statement Fees: 7.4	\$4,862.50	\$6,300.00	\$8,000.00	(\$1,700.00)	\$4,650.00	\$3,150.00	\$1,500.00	\$6,300.00	Real Estate Statement Fee
Total Revenues	\$378,439.50	\$183,300.00	\$185,000.00	(\$1,700.00)	\$93,066.40	\$91,650.00	\$1,500.00	\$210,000.00		
Expenditures										
540-2	Electricity - Welcome Center Monument: 7.4	\$780.00	\$850.00	\$800.00	\$50.00	\$371.00	\$424.98	\$53.98	\$0.00	Moved to line 69
575-2	Weed/Mosquito Control: 7.4	\$0.00	\$21,350.00	\$7,000.00	\$14,350.00	\$0.00	\$0.00	\$0.00	\$25,000.00	Road side and common area weed control; mosquito control
577-2	Forestry Work - Common: 7.4	\$0.00	\$7,500.00	\$0.00	\$7,500.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 577-4
580-2	Cross Country Trail Grooming: 7.4	\$13,685.00	\$14,000.00	\$14,000.00	\$0.00	\$13,800.00	\$12,000.00	(\$1,800.00)	\$0.00	Eliminated
585-2	Trail Planning/Construction/Mnt/Access Control: 7.4	\$0.00	\$67,850.00	\$0.00	\$67,850.00	\$0.00	\$33,925.00	\$33,925.00	\$0.00	Eliminated
587-2	River Signage/Owner Reservation App: 7.4	\$0.00	\$55,000.00	\$3,000.00	\$52,000.00	\$0.00	\$13,000.00	\$13,000.00	\$5,000.00	River Signs and Reservation App
590-2	Professional Services: 7.4	\$15,917.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 590-1
600-2	Property Management & Accounting: 7.4	\$21,487.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 600-1
605-2	Residential Management by GRH: 7.4	\$6,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Eliminated
610-2	Road Operations & Maintenance: 7.4	\$134,337.64	\$188,000.00	\$80,000.00	\$108,000.00	\$36,324.72	\$94,000.02	\$57,675.30	\$180,000.00	Snowplowing & Maintenance (Note 2018=\$157K; 2019=\$168K; 2020=\$134K)
620-2	Fireworks: 7.4	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 620-4
630-2	Homeowner Services: 7.4	\$55,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 630-4
635-2	Recycling: 7.4	\$1,325.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Moved to 635-4
Total Expenditures	\$250,033.16	\$354,550.00	\$104,800.00	\$249,750.00	\$50,495.72	\$153,350.00	\$102,854.28	\$210,000.00		
Net Income (Loss)	\$128,406.34	(\$171,250.00)	\$80,200.00	(\$251,450.00)	\$42,570.68	(\$61,700.00)	\$104,270.68	\$0.00		

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AMENITIES FUND									
Use & Consumption Fee Revenues & Expenditures 7.8									
Revenues									
414-3 Full Benefit Homeowner-Use & Consumption Fee: 7.8	\$575,455.19	\$959,400.00	\$1,001,200.00	(\$41,800.00)	\$493,977.09	\$479,700.00	\$14,277.09	\$1,234,163.00	\$1,981 x 623 Homeowners (owners get 2 adult + 2 children)
414-3 Use & Consumption Fee - Developer Contribution: 7.8	\$9,756.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
415-3 Ranch Hall Use/Rental/Operations: 7.8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$309,129.00	\$496.19 x 623 Homeowners
417-3 Full Benefit Homeowners-House Guest Fees & Add ons	\$0.00	\$10,000.00	\$6,000.00	\$4,000.00	\$3,600.00	\$5,000.00	(\$1,400.00)	\$10,000.00	Homeowners can add addtl adults/children to FBH acct for a fee (as of 7/31/21 72 were added via ski passes) ea owner gets 2 adult+2child
418-3 Short Term Rental-Pool Fees	\$0.00	\$30,000.00	\$30,000.00	\$0.00	\$3,970.00	\$15,000.00	(\$11,030.00)	\$45,000.00	\$10/quest fee x 4500 expected usaqe
430-3 Interest Income: 7.8	\$114.61	\$100.00	\$100.00	\$0.00	\$64.23	\$49.98	\$14.25	\$5,000.00	From bank account interest
440-3 Shared Owner Dues, Pool Cards, Misc: 7.8	\$10,374.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total Revenues	\$595,699.92	\$999,500.00	\$1,037,300.00	(\$37,800.00)	\$501,611.32	\$499,749.98	\$1,861.34	\$1,603,292.00	
Expenditures									
520-3 Full Benefit Homeowner-Amenity Bundle: 7.8	\$404,307.96	\$702,000.00	\$702,000.00	\$0.00	\$357,600.00	\$351,000.00	(\$6,600.00)	\$1,234,163.00	New Bundled Homeowner Benefits
522-3 Homeowner Events: 7.8	\$9,393.58	\$10,000.00	\$4,000.00	\$6,000.00	\$175.82	\$4,000.00	\$3,824.18	\$0.00	Moved to 630-4
530-3 Digital Services: 7.8	\$0.00	\$14,000.00	\$14,000.00	\$0.00	\$11,988.00	\$12,000.00	\$12.00	\$14,000.00	Homeowner App
560-3 Insurance - Ranch Hall/Pool & Work Comp: 7.8	\$4,620.17	\$2,900.00	\$10,000.00	(\$7,100.00)	\$4,336.08	\$1,450.02	(\$2,886.06)	\$11,000.00	Ranch Hall Insurance & Workmans Compensation
561-3 GRC General Manager: 7.8	\$0.00	\$78,000.00	\$63,000.00	\$15,000.00	\$21,071.40	\$39,000.00	\$17,928.60	\$83,000.00	\$68,500 plus burden
562-3 Ranch Hall Opening & Closing - Ranch Hall/Pool: 7.8	\$1,039.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
563-3 GRC Ranch Hall Staffing: 7.8	\$21,297.98	\$128,440.00	\$105,000.00	\$23,440.00	\$24,790.58	\$64,219.98	\$39,429.40	\$132,000.00	1-\$19/hr FT:2-\$20/hr FT: 3-23/hr FT + Burden
564-3 Operations, Maint & Equipment - Ranch Hall/Pool: 7.8	\$58,003.33	\$70,000.00	\$70,000.00	\$0.00	\$32,280.81	\$34,999.98	\$2,719.17	\$72,000.00	Maintenance/Janitorial/Landscaping
565-3 Utilities - Ranch Hall/Pool: 7.8	\$34,593.25	\$46,000.00	\$45,000.00	\$1,000.00	\$21,345.43	\$23,000.00	\$1,654.57	\$46,000.00	Electric, natural gas, cable, W&S
568-3 Property Taxes - Ranch Hall/Pool: 7.8	\$1,047.72	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,679.00	Ranch Hall Property Taxes
571-3 Snowplowing Contribution: 7.8	\$0.00	\$18,300.00	\$5,000.00	\$13,300.00	\$3,075.00	\$15,000.00	\$11,925.00	\$5,500.00	Ranch Hall Snow Plowing and Shoveling
600-3 Accounting - Ranch Hall/Pool: 7.8	\$3,819.24	\$3,950.00	\$3,950.00	\$0.00	\$1,975.02	\$1,975.02	\$0.00	\$3,950.00	ALM Accounting Fee for Ranch Hall through 2022
620-3 Fireworks Contribution: 7.8	\$0.00	\$7,875.00	\$2,000.00	\$5,875.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00	Moved to 620-4
635-3 Recycling Contribution: 7.8	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$375.00	\$750.00	\$375.00	\$0.00	Moved to 635-4
665-3 Interest Expense: 7.8	\$2,618.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Debt Paid Off
670-3 Depreciation Expense: 7.8	\$48,628.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Ranch Hall Depreciation
700-3 Capital Reserves - Ranch Hall/Pool: 7.8	\$7,254.00	\$10,000.00	\$10,000.00	\$0.00	\$979.81	\$4,999.98	\$4,020.17	\$0.00	Capital Reserves for future capital projects
Total Expenditures	\$596,623.57	\$1,094,165.00	\$1,036,650.00	\$57,515.00	\$479,992.95	\$553,394.98	\$73,402.03	\$1,603,292.00	
Net Income (Loss)	(\$923.65)	(\$94,665.00)	\$650.00	(\$95,315.00)	\$21,618.37	(\$53,645.00)	\$75,263.37	\$0.00	
COMMUNITY FUND									
Community Revenues & Expenditures 7.9									
Revenues									
416-4 Community Fee (Real Estate Transfers): 7.9	\$365,692.54	\$200,000.00	\$700,000.00	(\$500,000.00)	\$386,781.94	\$100,000.00	\$286,781.94	\$645,000.00	1% Real Estate Transfer Fee (103 sales \$483K as of 8/10/21) 2022- 150 sales x \$4300avg)
Total Revenues	\$365,692.54	\$200,000.00	\$700,000.00		\$386,781.94	\$100,000.00	\$286,781.94	\$645,000.00	
Expenditures									
521-4 Community Outreach/Charitable Causes: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	
577-4 Forestry Work/Fire Mitigation: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00	Common area forestry work
620-4 Fireworks/New Year's Eve Event: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00	Contribution toward 1/1 Fireworks
630-4 Homeowner Events: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$45,000.00	Wine Gatherings/Snowshoe/Ice Cream Social/Concerts/Etc.
635-4 Recycling: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	Homeowner Recycling
700-4 Future Improvements - Ranch Hall/Pool: 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$281,750.00	Ranch Hall-Finish work on basement and locker room
701-4 Capital Reserve: Roads 7.9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$281,750.00	Capital Reserves for future capital projects
Total Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$645,000.00	
Net Income (Loss)	\$365,692.54	\$200,000.00	\$700,000.00	(\$500,000.00)	\$386,781.94	\$100,000.00	\$286,781.94	\$0.00	

FORM PROXY STATEMENT

KNOW ALL MEN BY THESE PRESENT, that I/we, _____ (*insert complete full legal name(s) of Unit Owner(s)*) being the owner(s) of Unit _____, at _____, located in the County of Grand, State of Colorado, do hereby irrevocably appoint(s) _____ (*insert complete full legal name(s) of person appointed as Proxy*) to be my/our Proxy, with full power of substitution, in order to represent me/us at the annual meeting of the **Granby Ranch Conservancy, Inc.** to be held on Tuesday, November 9, 2021, in Granby, Colorado (the "Annual Meeting"), and vote on my/our behalf as the herein named Proxy shall determine on all issues submitted to vote at this meeting or, in the event a quorum shall fail to attend the Annual Meeting, at such time and place as the adjourned Annual Meeting shall be resumed. This Proxy shall remain in full force and effect until the earlier of (i) my/our revocation of this Proxy by providing actual notice to the person presiding over the Annual Meeting, or (ii) the conclusion of the Annual Meeting. **This proxy is NOT valid unless dated.**

Date _____ Signature of Owner _____ Unit _____

Date _____ Signature of Owner _____ Unit _____

Please return to: Allegiant Management, LLC
P. O. Box 66
Winter Park, Colorado 80482
Phone: 970-722-1104
Fax: 970-726-5949
dbriggs@allegiantmgmt.com



**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.

Debbie Briggs

Subject: Exhibit A Questions for the GRC Board of Directors

Questions asked by owners during the webinar during the 3 minute allowance An owner who is a 50% owner had concerns about the guest passes and the fishing access.

Another owner had questions about the GRC employee, and what their responsibility/job is. Another owner asked about snow making and the amount of guest passes each owner gets for the ski season. An owner had questions about the bylaws and the board of director requirements. He feels there should be 2 additional board of directors, or resident appointment. The budget approval by the board will have no owner input during the annual meeting. An owner had an issue with the meeting documents moments prior to the board meeting, he also stated that all homeowners paid for ranch hall, and all owners should have access. He is concerned that the board of directors do not live in granby ranch, nor do they own property locally. He added that the current owner is using the association and plans to sell as soon as possible. Another owner asked about the savings over 200k in 2020, and why the assessments increased significantly. An owner stated that the golf course took a lot of time to completion, and it was a loss of money to owners.

An owner was concerned about the agreement with owners and recorded property rights of owners. An owner was concerned about management fee being used to other items.

An owner asked for total clarification of the member benefit package. An owner was concerned about how the documents for the association don't really connect as how the association works, and would the board to work closer with owners.

An owner was concerned about eroding benefits year after year.

An owner asked about pooling numbers of owner to determine who has kids, who doesn't , how many etc.

An owner asked about recording the meeting, and having access to all owner questions.

An owner asked about becoming an LCM.

An owner asked about the upcoming ski season and if covid causes a shutdown of the ski area how will it impact the owners.

Another owner wanted owners to send in their proxy so the owners have some input regarding the budget Will future land sales require new owners to pay the 10k as each current owner has done.

An owner would like all amenities they pay for to be listed or sent to owners.

An owner would like information about meeting be provided at least a week in advance and not minutes prior to a meeting An owner would like meetings to be held on weekends or when people aren't working An owner would like to know how much renters will be charged to use the amenities Errors on the budget, some typos and general information that isn't clear.

1 — Do any of the Board members of GRC personally own property or a home within Granby Ranch? My understanding is Lance Badger did own a lot of land but that it was scheduled to close on a sale, possibly today. So, any answer needs to be explicit and exact. If they are currently an owner of property were they subject to, and did they pay the \$10,000 amenity fee. If they didn't pay the amenity fee, why were they issued an exemption.

2 — Please describe your exact relationship with Granby Prentice, Pacific Capital Partners or any other related party. I would like to have the Board Members explain: are they employees of any of these entities, are they consultants to any of these entities, are they compensated by Granby Ranch Conservancy, Granby Prentice, Pacific Capital Partners, or any other related entities. They need to explain exactly who they are, who do they work for, who pays for their services. They should be very forthcoming in explaining who they are, and how are they related to the current owner(s).

3— For Jim Weir the attorney.. Who does he work for? What entities does he represent? GRC, Granby Ranch Residential, Sol Vista Residential, Granby Prentice (all of its various entities that have been created) I think he should disclose exactly which entities he represents and which ones he doesn't represent. Can he and will he provide an explanation as to why he doesn't think he is conflicted representing different entities that may have conflicts of interest.

Debbie Briggs

To: Tim Hartmann
Subject: RE: Additional question for GRC Board

From: Glenn O'Flaherty <goflaherty@comcast.net>
Sent: Thursday, October 29, 2020 3:00 PM
To: Tim Hartmann <tim@allegiantmgmt.com>
Subject: Additional question for GRC Board

I have another question for the GRC Board.

As was mentioned by several astute homeowners, by the fact that we are rolling forward unused funds from the 2020 budget into the 2021 budget, estimated to be \$200 k plus, it will create the effect of a one time infusion of revenue, that won't be repeated in the 2022 budget. So, all things being equal and assuming a consistent year over year (2022 over 2021) expense budget, then the 2022 dues would have to increase. I know that the Board is just looking to adopt and then approve the budget on November 19th. But a critical and important component of this current budget is the fact that it inherently forecasts a needed increase in 2022. You know that and I know that, everyone knows that.

So, I am requesting that the Board provide that " estimated" 2022 fee increase. I know that they will want to hedge the answer and provide a bunch of footnotes disclaiming the accuracy of any estimate, etc. etc. That's fine, but we all need to have transparency and be aware of the impact of this year's budget on future budgets. As evidenced on today's call, enough of us already get this so there is no hiding from it.

Along these same lines of being transparent, I think you are in a unique position to inform the Board that they should be as forthcoming and transparent with answers as possible. You should know that most questions being provided to you are being shared amongst a wide distribution list of homeowners. So, we will all know which questions get answered, which don't and to the extent they are accurate and transparent. I don't say this to be threatening or heavy handed, quite the opposite, I am trying to open up the transparency and make the dialogue a two way street, not the one lane, one direction dead end alley that we are currently living under. So, please take this e-mail with the right intentions. Thanks.

Debbie Briggs

Subject: FW: Additional Question for GRC Board

-----Original Message-----

From: Glenn O'Flaherty <goflaherty@comcast.net>

Sent: Friday, October 30, 2020 6:55 AM

To: Tim Hartmann <tim@allegiantmgmt.com>

Subject: Additional Question for GRC Board

Sorry for the ongoing list of questions, but, since we weren't given any chance to get questions answered and limited to 3 minutes I guess we stuck with this.

Anyway, I'd like to know how many " friends and family" members exist. We all know that during the Marise regime they handed out free memberships to various friends, families, community members, etc. At one point we understood the practice allowed approximately 40 people to enjoy free access to our amenities. So, how many of these free members exist, and what are you going to do to eliminate them as we are being asked to pay more?

Why is the hoa paying \$93,958 to Randel Lewis, the receiver doe Granby Realty Holdings?!?

glenn O'Flaherty 08:55 AM

ARE you making the Q&A public and available for all participants to see or just the host and panelists. If you are limiting access, please explain why and disclose to all of today's attendees.

Kacey Garrison 08:55 AM

can you brief amenity package i didnt see it in board packets.

Since came late via email I skimmed through it.

thanks

Anonymous Attendee 08:55 AM

yes

Anonymous Attendee 08:56 AM

is there any sound yet?

Dan Fry-6235 08:57 AM

Good morning everyone!

jrattcliff 08:59 AM

Resumption of mail service? Concern over vote ballots, and medictions.

Anonymous Attendee 09:01 AM

The hoa paid @\$3 mill (2.2 principal and 800k interest) and owns the ranch hall. Why does the limited membership not include the pool and ranch hall when \$800,000 of our hoa dues went to pay for the pool and transfer fee from our home will go to improvements. Can this line item please be moved to the limited membership?

Anonymous Attendee 09:03 AM

So the rules are basically a big fuck your to the homeowners!!!

kelli archie 09:08 AM

It would be faster for people to put their names in the Q&A

kelli archie 09:08 AM

with the last 4 digits of their number

kelli archie 09:09 AM

just let people who called in put the last 4 and their name in now

kelli archie 09:09 AM

don't ask

billwines 09:09 AM

I have no idea what these numbers are. Please give name or address. Bill Wines

bpew 09:09 AM

Bob Pew is here bpew

Joe Byker 09:09 AM

If people are only dialed in from the phone they may not be able to add their name to the chat box

gary 09:09 AM

Gary Bonneau and Sharon Bonneau 7348

kelli archie 09:09 AM

oh wait they might not know how if they called

Jerry 09:10 AM

Gerald Manning 5641

kelli archie 09:10 AM

they can but they have to know how - sorry

Brittany Murrow 09:10 AM

You can type in from a smart phone. 720-530-1237 Brittany Murrow

gary 09:10 AM

You absolutely can type from your phone I just did

bpew 09:10 AM

I can only see 5 screens

Anonymous Attendee 09:10 AM

2295. Zintel. G101

markh 09:10 AM

5430 Mark and Tamara Hermanson

tlbfoster 09:11 AM

9919 is Tracy Foster

Lot 3 Shoshoni and 444 Slalom Dr

Anonymous Attendee 09:11 AM

Can you generate a list of phone numbers and populate the names later so that we can get on with this meeting?

Rory Korpela 09:11 AM

Is there not a list of phone numbers to quickly cross reference with on this? Or you could have each person unmute and chime in. It might be a bit chaotic but could help move this along

Anonymous Attendee 09:11 AM

9468(Hailey, I had to call in on my phone to listen)

gary 09:12 AM

I think you have us all muted and we cannot see the participants list to unmute ourselves

markh 09:12 AM

Could everyone on Zoom put in their last 4 digits and their name and just deal with the people phoning in which would speed things up

Anonymous Attendee 09:12 AM

I am guessing that a large number of people are calling from office lines where they may not know what number they are dialing out on...

gary 09:12 AM

From a phone you cannot unmute maybe on a laptop

Jim Cooper 09:12 AM

are you doing all 131 attendies?

Randy 09:12 AM

Randy Stroud F205 160 Village Way

gary 09:13 AM

I cannot get to a *6.

billwines 09:13 AM

I have no idea what these numbers are. PLEASE give name or address. Bill Wines

Anonymous Attendee 09:14 AM

Suggestion for next meeting: recognizing that the E Troublesome fire forced this meeting to move, but for future meetings it would help folks register for these if there was a bit more advanced notice of the meeting details so folks can plan on joining and not take up the entire meeting doing roll call.

Nicole Bagley 09:16 AM

7733 Nicole Bagley

jbeccard 09:16 AM
1520 - 156 Village Rd, D101 Jennifer Beccard

Shelley Hills 09:18 AM
Shelley Hills
560 Powder ct
Calling in from iPad and have different number then phone number not sure what it is

Matt Girard 09:20 AM
Will public comment be allowed on each agenda item that requires a board vote, and before such vote?

Nick Raible 09:21 AM
Tim should not have a vote

Kacey Garrison 09:21 AM
why can't people run for office ?

Kim Konkell 09:21 AM
Hi - just confirming, board members represent the community and as such are to act in the best interest of those represented. Correct?

Natascha O'Flaherty 09:22 AM
How can newly nominated board vote themselves in when they aren't board members yet?

Liz Barber 09:24 AM
What is the community fee?

Micah Hildenbrand 09:31 AM
Why the FCM limited to 2 dependents? I feel like a lot of people that purchase homes have more than 2.

Micah Hildenbrand 09:33 AM
What is the fee for upgrading a child from LCM to FCM?

zach 09:34 AM
There's recycling?

Joe Byker 09:34 AM
How can we approve an agreement which impacts the budget when we have not seen the budget yet? Seems backwards in the process

Micah Hildenbrand 09:35 AM

Those were not comments in support or against! They were questions.

Denise Slucki 09:38 AM

Is the \$200 to add a child as an additional FCM an annual fee, or one time fee?

Joe Byker 09:38 AM

Where can the documents being referenced be accessed?

Dale Martin 09:40 AM

As a new homeowner it would be helpful if there was a concise summary of the prior benefits compared to the current benefits. If for nothing else, it would simplify the questions that are likely top of mind for everyone.

Jennifer Dubrow 09:40 AM

Those comments towards the current speaker are inappropriate.

lisa hughes 09:41 AM

Why do the bylaws prohibit recording?

It's me, Vicky 09:42 AM

Question? I'm a relatively new owner and have no idea who these guys are? Do they own residential property in Granby Ranch? Do they work for the new overall Granby Ranch ownership (Pacific Coast Capital).

Dan Wilson 09:43 AM

what time is annual meeting on November 19th scheduled for?

It's me, Vicky 09:43 AM

And finally, is Mark Meyer going to be ok? He seems exceptionally agitated. lol.

Matt Girard 09:45 AM

No public comment on payables ?

kelli archie 09:48 AM

why is it frustrating for the board? they don't even live here

kelli archie 09:49 AM

we are just questioning why you want to be on a different team? why does there have to be opposition between homeowners and the board?

kelli archie 09:49 AM

if we are working together you don't need to be defensive.

Michael Jergins 09:52 AM

the hiking trail are public trails

Matt Girard 09:53 AM

Under payables, can you explain why GRC is paying GRA as late as June 2020? They had walked away from their services contract after that.

Michael Jergins 09:53 AM

we bought in 2009, we had the 16 guest lift ticket and four unlimited free foursomes. Our membership benefits have been eroding since then. this totally guts them. A ski pass and one round of golf a month is certainly not worth \$1000 per year AND there is nothing to make me believe that in a couple years what little is left will not be gone.

In effect the annual fee is a tax for which we get no real benefit and it only serves to impact our property values.

Is the underlying intent to drive people out of the Use and Consumption fee?

Mike&Yvonne Jergins

chad blake 09:54 AM

Can you please provide description of who is LCM and FCM?

Eby 09:54 AM

We have 4 kids under 10. I noticed 5 and younger ski free per your season pass. You mentioned 22 YO for adolescents, but nothing for the lower limit.

Steve Conrad 09:55 AM

Historically, we have not been able to opt out of the Use and Amenity Fee. Will we now be able to opt out and move to the Limited column?

jon morrissey 09:55 AM

For golf, how many players per round?

Waugh - David & Audrey 09:56 AM

Perhaps I missed this, but what determines the eligibility of the Limited Community Member (LCM) or a Full Community Member (FCM)?

Dave Highfield 09:56 AM

Why is there nothing on the benefits package regarding the Fraser River fishing access program?

chad blake 09:59 AM

Thank you, Randal

lisa hughes 09:59 AM

If the GRC has a surplus why are our dues going up significantly

Michael Jergins 09:59 AM

So you are gutting our membership privileges and increasing our dues. How does this make business sense to keep the golf course and ski area going.

Kacey Garrison 09:59 AM

can you post phone to call :)

Rob Carrera 09:59 AM

Is the increase then approximately \$500 over 2020 for the FCM for what the FCM offers versus what we have now?

Dennis Seith 09:59 AM

No additional lift tickets beyond the full member pass?

kelsey erwin 09:59 AM

for golf - total of 3 'single rounds' or foursomes?

kenneth evans 10:00 AM

Lance

Thank you for the update

How can we contact you

Micah Hildenbrand 10:00 AM

Also, what about fishing? Member discounts for merchandise and food?

Denise Slucki 10:00 AM

Also, please confirm we will no longer receive our 16 guest passes.

Kim Konkol 10:00 AM

This may be a dumb question - but the "Use and Consumption Fee" is the quarterly payment we make, correct?

my webinar 10:00 AM

I would like to speak at the end

glenn O'Flaherty 10:00 AM

You need to make it clear that FCM's can not opt to become LCM's. and once LCM's sell or opt to become FCM's then there is no opt back. You need to make that clear.

lisa hughes 10:00 AM

And also since the golf benefits has been significantly reduced

Steve Conrad 10:00 AM

Does annual price of FCM go up if less than 585 members elect to join it?

Suzanne Sharpe 10:00 AM

Maybe I am asking this in the wrong place, but as a single person on the deed with no spouse or significant other with 3 children (2 over 18) would it be possible to assign my oldest child as the other adult for my 4 allotted members. If not, is that something that could be reconsidered by the board?

Dan Wilson 10:00 AM

Can members decide to LCM or FCM benefits?

Joe Byker 10:00 AM

Questions: You noted the dues were down, but they have actually increased \$358/year with more limited benefits for 2021. What will happen with the \$225K that is sitting in surplus?

kelli archie 10:01 AM

What benefit do you receive by being part of this board? I assume that none of you are property owners? Do you receive compensation for being a board member?

Steve Conrad 10:01 AM

If we elect to be a FCM, will our guests have access to the benefits throughout the community? i.e. 8350, pool, Fast Pass line, etc.

Michael Jergins 10:02 AM

but we live in a free market. If I go open market and buy a season pass and daily fee golf, or the Grand County Pass that provides significantly better value

Joe Byker 10:02 AM

Secondly, for folks who spend as much time as possible at GR but also do rent as a STR, how does the Ranch Hall access work for guests if paying for a FCM

Jana Johnston 10:02 AM

I don't have the packet, can you please summarize the difference in fee dues from 2020 to 2021 again, I'd appreciate it. Also, will families still receive guest passes for skiing? Thank you.

Michael Jergins 10:03 AM

future opportunity to buy real estate, how can I buy with any assurance that I will ever actually have future benefit

Rory Korpela 10:03 AM

Will reciprocity agreements with other small ski resorts be in place for this year as well? I believe last year there were agreements with Loveland, Ski Cooper, Monarch, and one other resort

Joe Zintel 10:04 AM

Have the. Guest passes gone away

Jim B 10:04 AM

When will we see the updated amenities list be sent out?

chad blake 10:04 AM

Thank you, Lance - that clears it up for me.

Chris 10:05 AM

Do the 2021 dues reflect the rolled over savings? So if there weren't savings, the dues would go up even more?

Rob Carrera 10:05 AM

For those using LCM. How many trail passes are assigned?

chad blake 10:06 AM

specific benefit question: I don't see a mention of friends/family passes as we've had in the past - do those go away?

Waugh - David & Audrey 10:06 AM

Thank you. That was not clear before, but it is now. LCM is reserved only for a limited sub-set of owners who purchased prior to 2007. (believe Lance said 58)

Rory Korpela 10:06 AM

Grand Elk is currently \$350 per month

Kacey Garrison 10:07 AM

I have a nice question

It's me, Vicky 10:07 AM

ok, now I'm confused. So I can't reduce my membership to LCM even though I only own land and never use the facilities (out of state owner)? I've just heard conflicting info between Lance and Mark.

chad blake 10:07 AM

in addition: fishing access benefits?

Joe Byker 10:07 AM

What is the daily fee for guests?

Waugh - David & Audrey 10:08 AM

Question - not urgent, can be answered anytime. If a property owner just owns a lot (no home built yet), do they pay as a FCM?

Bill McKinney 01:59 AM
Please explain the benefits for skiing.

Dale Martin. Not sure that you can or can't see my comments. Nevertheless, I want to say thank you for this. It seems like you are being reasonable and thoughtful in your approach to addressing historic challenges and the go forward plan.

It's me, Vicky 10:14 AM
Can't Lance project the budget on his screen? I don't have access to the budget. I have no idea where it is. How do I access it? It wasn't a link in the meeting agenda. come on guys, get it togher. Put all of the materials together.

It's me, Vicky 10:14 AM
*together

lisa hughes 10:15 AM
Will there be membership events due to covid?

Brittany Murrow 10:15 AM
Will there be discounts for FCM to purchase extra ski passes, lift tickets, lessons, food, etc?

Janice Burley 10:15 AM
What will the fees be for short term renters?

Dennis Seith 10:17 AM
Given savings of \$225K from the 2020 Variance you highlighted, will fees raise beyond 2021 or is this factored into a long term sustainable membership fee??

Micah Hildenbrand 10:21 AM
522-3 Says snowlowing, I think it should be snowblowing

Jennifer Blum 10:22 AM
I don't see fly fishing in the new benefits package, will that be included? (Anticipating my Dad's question...!)

Michael Jergins 10:23 AM
you go in a room and decide what our benefits are and what it cost us, with no discussion no input and then tell us what it is with no discussion.
this isnt McDonalds This is our home. This was a lifetime investment for my wife and I We deserve better treatment

Micah Hildenbrand 10:24 AM
So the Amenity Agreement with Fishing and the 16 Ski Passes that come through the Transfer Fee are still intact?

Michael Jergins 10:27 AM

You are "permitted" to speak Are you kidding. The King will allow you to approach Really its shows an underlying attitude towards homeowners that we are subjects not partners

kelli archie 10:31 AM

What about exceptions for nuclear families with more than 2 kids? we have 4 young children and live here full-time. two of them are 5 and under so skiing would be free anyhow, so we would be paying \$200 each just to take them to the pool?

Michael Jergins

you are all intelligent men you know what you are doing to us. that is why you dont want to hear from any of us. Have you looked at the golf course on a Tuesday, have look at the list lines on a Tuesday You should be facilitating us to get out and be patrons and spend money the base and clubhouse

kelli archie 10:32 AM

I understand the problems with multiple deed holders and their dependents so a two adult 2 child model makes sense to an extent, but you could make exceptions for people with dependents under a certain age, say under 18? or even under 16?

Dan Wilson 10:33 AM

Does the package include the 16 member day passes that were previously offered?

kelsey erwin 10:33 AM

Will we be able to pay for our dues electronically going forward?

Janice Burley 10:33 AM

What is the member status of "dependents" once they are older than 22?

Joel Alamo 10:33 AM

where was this trail maintenance you guys keep speaking of? there was none this summer...the riders had to do it themselves. why did we pay for the lift to turn this summer?

Rob Carrera 10:33 AM

I appreciate Mark's comments, but as someone who has obtained numerous commercial loans for his businesses in the past, as lenders, our current owners should have been more involved and informed about the operation of the business that was their borrower.

marlene 10:34 AM

Are fee amounts reflecting differences for seniors?

Janice Burley 10:34 AM

What is a trail pass? Does this mean that anyone who is not a member cannot hike on the trails?

Toby Garrett 10:34 AM

Can we please include the GR ski season shuttle service again? it's in your best interest to keep homeowners from parking in your limited parking areas and it makes it possible for families to enjoy the mountain separately.

Michael Jergins 10:34 AM

WHY is this not the appropriate forum It is the only one you have given us

markh 10:34 AM

When will the roads be repaired?

kelli archie 10:34 AM

It seems to be discriminatory to limit the number of dependents in a nuclear family especially since those decisions are often based on protected classes.

Joe Byker 10:34 AM

In the Use and Consumption Fee section, it notes STR Privileges to the Pool for Renters is part of those Dues. However, earlier in the document it notes that may be "subject to fees" - this is conflicting information.

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joanneyoung 10:35 AM

how can we add a comment if this function is turned off?

Jason Blake 10:35 AM

I don't see any free lift tickets included in the amenity package. Secondly, what is the status on the snow making for the Kicking Horse lift?

bill rose 10:35 AM

I want to know if the 3 golf rounds is per household or is it per household member?

Dennis Seith 10:35 AM

Would like to see a package that allow owners to get discounts for guests or extended family for ski, golf etc. - Thank you

Kim Konkell 10:35 AM

Very much appreciate Mr. Meyer's comments providing context

my Webinar 10:36 AM

I would like to speak

Tom and Deb 10:36 AM

Can you make all the questions and answers available to the attendees via future electronic communication

Roger K 10:38 AM

Previously the amenities included 16 guest passes for the ski season. How many guest passes will be included?

bill rose 10:38 AM

Also, it is my understanding that Mountain Madness was paid extraa money for taking out fire hydrants and street signs. I actually witnessed a driver carelessly taking out the sign at the corner of Fairview Lane and Fairway Valley Drive. Why is this not covered y their own negligence?

jon morrissey 10:39 AM

I give my 3 minutes to Natascha O'Flaherty.

Michael Jergins 10:40 AM

the fly fishing is too expensive thats a part of its limited use

billwines 10:40 AM

My wife and I do not play golf or ski. Our 3 sons do both and their kids do both. Our house is owned by a trust with my wife and I as beneficiaries. I appears to me, there is no benefit to paying these dues other than I want both golf and ski to remain open. If we sell our house, it appears we will not be able to sell to someone in our same situation.

Teresa Valerio Parrot 10:41 AM

Thank you for all of your work. I realize you are working through thankless tasks and that your goal is to make our program financially sustainable. I appreciate your efforts.

Roger K 10:42 AM

I agree that the Fraser river fishing should be included in the amenities, especially since it's adjacent to the property

Teresa Valerio Parrot 10:43 AM

Also, we only have one kid so sorry to hear others will have to pay more but we've done so with only one child for years so... welcome to a community approach to financing!!

Roger K 10:48 AM

I would add to the question of limiting the number of dependents/children to 2. Additional costs for those with 3+ is a stretch, considering the prior arrangement

Dennis Seith 10:49 AM

Agree with speakers and comments - 2 residents needed on board for representation.

kelli archie 10:51 AM

financially speaking, giving owners the option to be only limited members would incentivise vacation rental owners to only purchase the limited membership and will actually decrease the overall revenue.

Dennis Seith 11:00 AM

Agree - include Fishing rights in documented amenities.

Dennis Hardie 11:02 AM

Sent lance an email on this but will throw it out here as well:

Dennis Hardie 11:02 AM

Sent lance an email on this but will throw it out here as well:

jason 11:02 AM

This lady and Natasha should be on the board

Dennis Hardie 11:04 AM

1) downhill mountain biking? Does this work under the same framework as skiing? Didn't hear much about this - as a full time resident this is something all of our friends really missed this year. 2) fishing - this is a diamond in the rough. Hard to use with the current setup. The joy of fishing is just swinging by and wetting a line for an hour. See my email to lance. Thanks!

Roger K 11:05 AM

The point was made to have a full time homeowner on the board. I feel that this, along with better communication is essential going forward

my webinar 11:13 AM

Are they going to answer our questions and if no why are they asking? Do we get to vote on the budget? if not what is the purpose of the board other than self promotion and personal financial gain?

Michael Jergins 11:13 AM

they have a "crap" morning. Wow I feel really sorry for them they are taking things away from me and charging me more money
I don't feel sorry for them at all

Teresa Valerio Parrot 11:14 AM

Thanks Randal!

It's me, Vicky 11:14 AM

Lance!

Suzanne Sharpe 11:14 AM

If I am up using the pool as an owner am I still allowed to bring a guest to the pool with me? There are times I go only by myself with a few friends or my children bring a friend and we would still like to bring a guest with us when we use the pool.

It's me, Vicky 11:14 AM

Can you please make a membership package for non-resident, non-consumption owners?
Thanks for your attention.

Kim Konkell 11:15 AM

You've gotten some great olive branches in the form of homeowners truly wanting to take this as an opportunity to start fresh and have a collaborative relationship going forward. I sincerely hope you take this to heart

Michael Jergins 11:16 AM

would you rather my son and daughter in law spend their money on a lift ticket or come ski when they would not normally do so, Then buy item in gift shop, spend money on food and drink. Which would actually be better.

Alto – will future land sales include \$10K fee and what happens

Linda Gillogley 11:17 AM

If we pay for Additional FCM Fees (as titled co-owners), is that just \$500 each or the total of the LCM and the Additional FCM Fee, i.e., \$500 versus \$985?

my webinar 11:17 AM

dbriggs = i spoke and do you have all of my questions I asked of the board?

Tom and Deb 11:18 AM

Can we have some round table discussions that includes both board members and homeowners concerning the proposed budget and perhaps delay the vote until all parties have an input.

Mary Emmert – communicate in writing all benefits

Jason Blake 11:19 AM

For the golf benefit, what are the Spring, summer, and fall dates? Secondly, does each FCM (4 per household) get the free golf round and are there going to be any time restrictions on use?

Joe Byker – more notice, and not during work hours

Brittany Murrow 11:22 AM

We would also like fishing to be continued in amenities.

Kathy Keefer 11:26 AM

I agree whole heartedly with many of the comments made by homeowners. Please respect our input and partner with homeowners in these critical decisions. We need to know how our property rights and member benefits are being handled. There is tremendous confusion. Lastly, I would also like to see Natascha O'Flaherty be respected. She has only tried to help by providing awareness to homeowners. Thank you!! - Kathy Keefer

kenneth evans 11:26 AM

I have 2 children who we enjoy the home with us but they are young adults 21-22 leaving with as I'm closer to retirement which is why we bought this home

Would the board consider allowing us to include them since we don't have "young children"

mgustafson 11:28 AM

Do both adults have to be on the deed?

Michael Jergins 11:29 AM

well maybe you shouldnt have scheduled them so close just another example of trying to limit our input

mgustafson 11:29 AM

Will the 3 golf rounds include guests in those rounds?

Linda Gillogley 11:34 AM

Are you implying that no one besides LCM and FCM members will be allowed to hike or bike on Granby Ranch trails?

Lorri 11:38 AM

I missed the beginning of the meeting, so I am not sure if you discussed reasons for restricting the times of the 3 rounds of golf to one in each season, but this makes it very difficult for owners who live outside of Colorado (and hence only visit once during the summer season) to use all three. I strongly feel these should be available for use any time during the golfing season. Another alternative would be to limit to one during "peak" season, and allowing any to be used in the off season. For example, if we came in the summer during peak we could only use one, but if we came during off-season in spring or fall we could use all three during a single week's visit.

Natasha – dissolve this org. don't combine. Fiduciary duty. Easements for trail / board of five

Glenn –

joanneyoung 11:41 AM

Can you just close the GR Residential Asso - so there is no fear of all of the sudden getting an assessment or anything else bazaar..

Dennis Seith 11:45 AM

Agree with Natascha that it should be properly dissolved, not cedeing of control. Can you do this?

Janice Burley 11:47 AM
Please do fill 2 vacant positions with homeowners.

Kacey Garrison 11:48 AM
pick me hand up

OWNER INFORMATION SHEET

To ensure that we can contact you with important community updates and notices, please fill out the appropriate information below and return this Owner Information Sheet to Allegiant Management, LLC. Thank you.

Association: Granby Ranch Conservancy

Unit/Lot/Account #: _____

Name(s) on the Account: _____

Mailing Address: _____

City/State/Zip Code: _____

Home Phone Number: () _____

Work Phone Number: () _____

Cell Number: () _____

Fax Number: () _____

Email Address: _____

Signed: _____

Date: _____

**Allegiant Management, LLC
P. O. Box 66
Winter Park, CO 80482**

Phone: 970-722-1104

Fax: 970-726-5949

dbriggs@allegiantmgmt.com

*Changing Addresses?
Remember us!*



PO Box 66
78884 US Hwy 40
Winter Park, CO 80482
Phone: 970-726-5701

GRANBY RANCH RESIDENTIAL ASSOCIATION NOTICE OF ANNUAL MEETING

October 18, 2021

Dear Homeowner:

Pursuant to the Bylaws of Granby Ranch Residential Association (the "Association"), this is a notice that the Annual Meeting of the Association is scheduled for 5:00 p.m. MT, on Tuesday, November 9, 2021 in the Aspen Meeting Room at the Inn at Silvercreek, Granby, CO (the "Annual Meeting"). The Association will endeavor to make the meeting available by conference call. To join the meeting by conference call please use the below information:

Participant Dial In (Toll Free): 1-877-270-2148
Participant International Dial In: 1-412-902-6510
Please ask to be joined into the Granby Ranch call.

Enclosed are the meeting agenda and a form proxy statement. The Annual Meeting minutes from November 19, 2020 and the owner information sheet will be posted online at www.granbyranchowners.com, but please let us know if you need a hard copy of the meeting minutes or owner information sheet.

If you would like another person to vote or act at the Annual Meeting on your behalf, you may submit a proxy pursuant to the Association's organizational documents and Colorado statutes. For ease of convenience and without limiting the manner in which you may appoint a proxy, a form proxy statement is enclosed. **Please note that the proxy must be received in the office of Allegiant Management by 11:59 p.m. MT on Monday, November 8, 2021.** The appointed person must attend the meeting for the proxy to be executed. The mailing address for the proxy is:

Granby Ranch Residential Association
c/o Allegiant Management
P.O. Box 66
Winter Park, CO 80482

If you have any questions related to the enclosed information or about the meeting, please feel free to contact us for assistance.

Sincerely,

Timothy P. Hartmann

Timothy P. Hartmann
Owner, Property Manager
970-722-1127
thartmann@allegiantmgmt.com

Debbie Briggs

Debbie Briggs
Assistant Property Manager
970-722-1104
dbriggs@allegiantmgmt.com



**GRANBY RANCH RESIDENTIAL ASSOCIATION
ANNUAL MEETING**

**TUESDAY, NOVEMBER 9, 2021 AT 5:00 P.M. MT
ASPEN MEETING ROOM AT THE INN AT SILVERCREEK, GRANBY, CO**

Conference Call Information:

Participant Dial In (Toll Free): 1-877-270-2148

Participant International Dial In: 1-412-902-6510

Please ask to be joined into the Granby Ranch call.

Board Members:

Bob Glarner: President

David Glarner: Vice President

Brian Ditch: Secretary/Treasurer

AGENDA

- Call to Order/Quorum
- Overview of Guidelines for Annual Meeting
- Introduction of Board Members, Allegiant Management and Staff
- Review and Approve the Granby Ranch Residential Association 2020 Annual Meeting Minutes held on November 19, 2020
- Statement Regarding Budget
- Other Business
- Adjourn

FORM PROXY STATEMENT

KNOW ALL MEN BY THESE PRESENT, that I/we, _____ (insert complete full legal name(s) of Unit Owner(s)) being the owner(s) of Unit _____, at _____, located in the County of Grand, State of Colorado, do hereby irrevocably appoint(s) _____ (insert complete full legal name(s) of person appointed as Proxy) to be my/our Proxy, with full power of substitution, in order to represent me/us at the annual meeting of the **Granby Ranch Residential Association** to be held on Tuesday, November 9, 2021, in Granby, Colorado (the "Annual Meeting"), and vote on my/our behalf as the herein named Proxy shall determine on all issues submitted to vote at this meeting or, in the event a quorum shall fail to attend the Annual Meeting, at such time and place as the adjourned Annual Meeting shall be resumed. This Proxy shall remain in full force and effect until the earlier of (i) my/our revocation of this Proxy by providing actual notice to the person presiding over the Annual Meeting, or (ii) the conclusion of the Annual Meeting. **This proxy is NOT valid unless dated.**

Date _____ Signature of Owner _____ Unit _____

Date _____ Signature of Owner _____ Unit _____

Please return to: Allegiant Management, LLC
P. O. Box 66
Winter Park, Colorado 80482
Phone: 970-722-1104
Fax: 970-726-5949
dbriggs@allegiantmgmt.com



**GRANBY RANCH RESIDENTIAL ASSOCIATION
ANNUAL MEETING MINUTES
THURSDAY NOVEMBER 19, 2020 AT 11:00 A.M.
WEBINAR**

Board Members Present: Mark Meyer and Lance Badger. Randy Lewis was unable to attend.
Representing Allegiant Management: Tim Hartmann and Debbie Briggs
Others in Attendance: James Wear

The meeting was properly noticed via mailing to all Owners and a quorum was noted as being present in person or in proxy with over 10% of the Association requirements.

The meeting was called to order at 1:28 p.m. with 120 in attendance

Approval of 2019 Annual Meeting minutes,

Colleen Hannon motioned to approve the 2019 Annual meeting minutes. Greg Finch seconded. All were in favor and the motion passed unanimously.

Discussion

There was owner discussion by Lance Badger on moving the duties of Granby Ranch Residential to Granby Ranch Conservancy for efficiency purposes. It was stated that the GRR bank accounts will be moved to GRC after 12/31/20 close of year.

Financial Report:

2021 Zero Budget Ratification

Lance motioned to ratify the approved 2021 Zero Budget, Dan Rogers seconded. The vote was not called for by the Chair.

Other Business/Members open forum

There was owner discussion.

With no further business to discuss, the meeting was adjourned at 1:46 p.m.

Discussion

Colleen would like to be sent the numbers on a quorum for GRR.

An owner would like the association be dissolved.

An owner would like to know how the GRC will address the DRB and enforcement issues.

Another owner would like to see all of the questions that have been asked of the board.

The board is collecting all questions to answer after thought and reflection

Member forum

Owners asked if the board could explain why the transfer and how this board has control.

An owner felt the board should be embarrassed by the way this meeting was run, and a waste of owners time when the owners vote doesn't count.

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Work Phone Number: () _____

Cell Number: () _____

Fax Number: () _____

Email Address: _____

Signed: _____

Date: _____

**Allegiant Management, LLC
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