



**GRANBY RANCH CONSERVANCY, INC.
BOARD OF DIRECTORS/BUDGET MEETING
TUESDAY OCTOBER 12, 2021 AT 3:00 P.M.
ASPEN MEETING ROOM – AT THE INN AT SILVERCREEK, GRANBY CO**

Board Members Present: Bob Glarner David Glarner and Brian Ditch,
Representing Allegiant Management: Tim Hartmann and Debbie Briggs.
Others in attendance: Heidi Troy and David Richardson
There were 38 participants on the call,

The meeting was called to order at 3:01 p.m.

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

Overview of Guidelines for Board meeting

The Board meeting will be held and conducted as detailed in the Policy and Procedure Conduct of meetings Adopted December 30, 2005. This is a Board meeting and the purpose of the meeting is to discuss and vote on Granby Ranch Conservancy business. Owners were requested to questions during the Homeowners Forum.

Acknowledgement of Declarant Appointments to Board of Directors/Election of officers

Bob Glarner motioned to approve the following:

Bob Glarner President

David Glarner Vice President

Brian Ditch Secretary/Treasurer.

Brian Ditch seconded. All were in favor motioned and the passed unanimously.

Finances

Approve and Ratify Payables October 14, 2020-September 30, 2021

Tim Hartmann reviewed the payables which the Board reviews and approves twice per month. **Bob Glarner motioned to approve the payables based on Tim Hartmann's approval, Brian Ditch seconded. All were in favor and the motion passed unanimously.**

Review of past due accounts receivable.

Tim Hartmann reviewed the list with the Board of Directors, nothing of concern was noted.

Approval of Minutes

Bob Glarner motioned to approve the minutes from October 29, 2020 Granby Ranch Conservancy Board meeting with the approval of Tim Hartmann as he was in attendance. Brian Ditch seconded. All were in favor and motion passed unanimously.

Review and Approve Granby Ranch Conservancy Inc. proposed Budget for 2022

Tim Hartmann stated that the budget committee, composed of the following owners: Tom Deboalt, Bradley Smith, Connie Gerlach, Mark Hermanson, Micah Hildenbrand and Kenneth Evans, provided feedback to Bob Glarner. The Board of Directors made a few changes to the budget, particularly in regard to the trails and river enhancement not being an owner expense.

Brian Ditch motioned to approve the proposed budget 2022 budget for Granby Ranch Conservancy. Bob Glarner seconded. All were in favor and the motion passed unanimously.

Homeowners' forum

Matt Girard was concerned that owners weren't provided all information that the board approved, such as minutes, financials and budget, it was noted that the owners will get the information with the annual meeting packet.

Herb Cork is concerned about the builder guidelines regarding the construction hours, noise issues, etc. Tim stated that the rules will be reviewed, owners will be notified, and should any owner notice these violations to please contact Allegiant management for follow up.

Jim Blazek added that many builders are trespassing on common spaces, open space, and private property during their building process.

Nick Raybul asked about the benefits package. Bob Glarner stated that the budget and all information for the Annual meeting will be posted and sent to the owners, which will include the benefits package details.

Tom Young asked why homeowners aren't allowed on the board of directors. Bob Glarner said that the Conservancy is still in declarant phase and once more property has been developed and purchased there will be opportunities for owners to serve on the board. Bob stated he plans to put a concrete batch plant near the club house by the golf course for cost effectiveness and more efficient road use as the Conservancy is built out and will need Town of Granby approval.

Natashca O'Flaherty asked if new trails are being proposed. Bob Glarner stated no new trails are planned, but several trail changes (maintenance etc.) will continue. The cross-country trails and the river enhancement will be covered by the developer.

Pete Kirchhof asked about the future development of Peakview. Bob will direct them to the developer of Peakview.

Other Business:

With no further business, the meeting was adjourned at 3:35 p.m.