



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, 2022

Dear Homeowner(s):

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 4:30 p.m. MT, on Tuesday, November 8, 2022 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 enclosed materials, Annual Meeting minutes from November 9, 2021 and the owner information sheet will be emailed to you and posted online at [www.granbyranchowners.com](http://www.granbyranchowners.com), but please let us know if you need any hard copies.

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 7, 2022.*** 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](mailto:thartmann@allegiantmgmt.com)

*Debbie Briggs*

Debbie Briggs  
Assistant Property Manager  
970-722-1104  
[dbriggs@allegiantmgmt.com](mailto:dbriggs@allegiantmgmt.com)



**GRANBY RANCH RESIDENTIAL ASSOCIATION  
ANNUAL MEETING**

**TUESDAY, NOVEMBER 8, 2022 AT 4:30 P.M. MT  
ASPEN MEETNG ROOM AT THE INN AT SILVERCREEK, GRANBY, CO**

**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 Vote to Approve the Granby Ranch Residential Association 2021 Annual Meeting Minutes held on November 9, 2021
- Statement Regarding Budget
- Other Business
- Adjourn



**GRANBY RANCH RESIDENTIAL ASSOCIATION  
ANNUAL MEETING  
TUESDAY, NOVEMBER 9, 2021 AT 5:00 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: David Richardson and Heidi Troy

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 5:00 p.m.

Approval of 2020 Annual Meeting minutes,

**Bob Glarner motioned to approve the 2020 Annual meeting minutes. Don Day seconded. All were in favor and the motion passed unanimously.**

Financial Report:

**2022 Zero Budget Ratification**

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

Homeowners forum

There was owner discussion about the zero budget.

Other Business

With no further business to discuss, the meeting was adjourned at 5:11.m.

**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 8, 2022, 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

## OWNER INFORMATION SHEET

Please fill out the appropriate information and fax to (970) 726-5949, mail in the enclosed envelope, or email the information to the address below, to ensure that we can contact you with important community updates and notices. Thank you.

**Association: GRANBY RANCH RESIDENTIAL**

**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  
[debbieb@allegiantmgmt.com](mailto:debbieb@allegiantmgmt.com)**

***Changing Addresses?  
Remember us!***