



**GRANBY RANCH CONSERVANCY, INC.
2022 ANNUAL MEETING MINUTES
TUESDAY, NOVEMBER 8, 2022 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.
There were 79 owners in attendance on the call and in person.

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 3:02 p.m.

Call to order/Quorum

The quorum was established and verified by Allegiant Management.

Overview of Guidelines for Annual Meeting

The Overview of Guidelines for Annual Meeting was available to all owners in attendance.

Approval of Minutes:

Bob Glarner motioned to approve 2021 Annual Meeting minutes. Dan Doyle seconded, all were in favor and the motion passed.

Developers Report

Bob Glarner and David Glarner are the developers who purchased Granby Ranch. Bob said that several roads have replaced asphalt, water and sewer lines have been replaced. Bob added that two lifts were updated with safety bars, the ski towers were painted. Base Lodge has been remodeled, the restaurant has been updated, ski and ride school has bigger seating areas for gearing up. Kicking Horse lift is scheduled to run until 4 pm every day this ski season. New monument signage is being installed, including the large GR signs installed on Highway 40. There is a new snow making pump for snow making purposes. Night skiing will be open on many Fridays and Saturdays, and a few holidays. Owners will be notified of the dates once they have been determined.

Heidi Troy stated there is a fishing committee, budget committee, homeowner committee and golf and ski committee. There are new pieces of equipment for the gym. Once the basement has been improved these items will be in place for use. All owners can pick up ski passes at Ranch Hall, between Thanksgiving and December 10. The Homeowner App has been gaining popularity, if owners have questions they can reach out to Heidi.

Financial Report:2023 Budget Ratification

Tim reviewed the budget, stated increases in Design Review, Ranch Hall, roads, member benefits and insurance.

Heidi explained the Design Review process, the documents were updated from 2013. Owners who want to build or are making changes to the exterior of their home are required to present the plans to the Design Review Board who will review.

Other business

Tom Deboalt thanked the Owners who participated in the survey. 70% of the owners used the amenities package according to the survey. The board is reviewing the surveys.

First Transit will be contacted regarding an additional stop at Granby Ranch ski area.

Owners would like to see the weed spraying in two applications early spring and fall.

There was no motion to veto the approved 2023 Budget, therefore, it was ratified.

With there being no other business, the meeting adjourned at 3:51 p.m.