



**GRANBY RANCH CONSERVANCY, INC.  
BOARD OF DIRECTORS/BUDGET MEETING  
TUESDAY OCTOBER 11, 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 35 participants on the call and several in attendance.

The meeting was called to order at 3:02 p.m.

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

Introduction of Board Members, Manager and Staff

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.**

**David Glarner seconded. All were in favor motioned and the passed unanimously.**

Approval of Minutes

**Bob Glarner motioned to approve the minutes from October 12, 2021 Granby Ranch Conservancy Board meeting. Brian Ditch seconded. All were in favor and motion passed unanimously.**

Finances

Approve and Ratify Payables October 1, 2021-September 30, 2022

Tim Hartmann reviewed the payables which the Board reviews and approves twice per month. **David 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.

Review and Approve Granby Ranch Conservancy Inc. proposed Budget for 2023

Tim Hartmann stated that the budget committee, composed of the following owners: Tom Deboalt, Bradley Smith, Mark Hermanson, Micah Hildenbrand and Kenneth Evans, provided feedback to Bob Glarner. The Board of Directors made a few changes to the 2023 projected actual budget, particularly in the Community Outreach and Fire Mitigation section of the budget.

**Brian Ditch motioned to approve the proposed budget 2023 budget for Granby Ranch Conservancy. David Glarner seconded. All were in favor and the motion passed unanimously.**

Homeowners Forum

Natascha O'Flaherty stated she will be recording the remainder of the meeting even though all owners were told not to record. She asked about the increase for professional services, Tim stated that a CPA audit will be conducted in the future. Natascha requested that Grand Ranch Residential and Sol-Vista Residential be looked into for being dissolved.

An owner asked when an owner can be on the GRC Board of Directors, and this is once 75% of the lots have been sold. He also asked about approving the budget, Tim explained that this is a board meeting, and the board approves the budget. Owners can then ratify the budget during the Annual meeting.

Tom Deboalt stated that the recent survey of owners showed that many owners use the ski passes (over 90%) and buy additional passes for guests. Most owners surveyed were very satisfied with the current benefits package.

Micah thanked the Board of Directors and Tim Hartmann regarding the Budget Committee's access to information to establish the 2023 proposed budget to present to the Board of Directors. The Budget Committee gained understanding of the Association spending and appreciated all the transparency in the provided information.

Bob Glarner thanked the budget committee for their hard work and long hours working on the budget on behalf of all owners in Granby Ranch.

Other Business:

With no further business, the meeting was adjourned at 3:40 p.m.