



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

**GRANBY RANCH RESIDENTIAL ASSOCIATION
NOTICE OF ANNUAL MEETING**

July 3, 2023

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, August 8, 2023 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 8, 2022 and the owner information sheet will be emailed to you and posted online at 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, August 7, 2023.** 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, AUGUST 8, 2023 AT 4:30 P.M. MT
ASPEN MEETING 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 2022 Annual Meeting Minutes held on November 8, 2022
- 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, August 8, 2023, 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



**GRANBY RANCH RESIDENTIAL ASSOCIATION
ANNUAL MEETING
TUESDAY, NOVEMBER 8, 2022 AT 4:30 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

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 4:30 p.m.

Approval of 2021 Annual Meeting minutes.

Bob Glarner motioned to approve the 2021 Annual meeting minutes. Tom Deboalt seconded. All were in favor and the motion passed unanimously.

Financial Report:

2023 Zero Budget Ratification

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

Other Business

With no further business to discuss, the meeting was adjourned at 4:32 p.m.