
RECORD OF PROCEEDINGS

Minutes of the Board of Directors Joint Special Meeting of Headwaters Metropolitan District and Granby Ranch Metropolitan District Nos. 2 & 8 October 30, 2019

The Board of Directors Joint Special Meeting of the Headwaters Metropolitan District and Granby Ranch Metropolitan District Nos. 2 & 8 was held in the Ranch Hall at Granby Ranch, 998 Village Road, Town of Granby, Grand County, Colorado, in accordance with State law.

Attendance The following Directors were present and acting:

- Lance Badger
- Dustin Lombard (Headwaters Only)

Also in attendance were:

- Clint Waldron, White Bear Ankele Tanaka & Waldron (via phone)
- Megan Murphy, White Bear Ankele Tanaka & Waldron (via phone)
- Eric Weaver, Marchetti & Weaver LLC (via phone)
- Kathy Lewensten, Recording Secretary (via phone)
- Nick Raible, Property Owner

Call to Order and Declaration of Quorum

The Joint Meeting of the Boards of Directors of Headwaters Metropolitan District (HWMD) and Granby Ranch Metropolitan District Nos. 2 & 8 (GRMD Nos. 2 & 8) was called to order by Director Badger at 10:00 a.m. noting a quorum was present.

Disclosure of Potential Conflicts of Interest

The Board reviewed the agenda for the meeting. The Board confirmed that nothing appeared on the agenda for which disclosure certificates had not been filed. The Board noted, for the record, that these disclosures are restated at this time with the intent of fully complying with laws pertaining to potential conflicts. Additionally, the Board determined that participation by the directors with potential conflicts of interest was necessary to obtain a quorum or otherwise enable lawful action to occur.

Consideration of Agenda

No changes were made to the agenda.

Minutes

Upon motions duly made and seconded, it was unanimously

RESOLVED by HWMD to approve the September 5, 2019 minutes, and

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FURTHER RESOLVED by GR Nos 2 & 8 to approve the February 21, 2019 minutes.

Management/Operations

Roadway Project Filing 10 – Director Badger reported the Phase 1A road work on Cumulus has been completed. They are working on preliminary acceptance from the Town.

RFP for Amenities Management: Director Badger stated there has been no response to the RFP to date. He recommended extending the RFP deadline to March 1, 2020. Upon motion duly made and seconded, it was unanimously

RESOLVED by HWMD to extend the deadline of the RFP for Amenities Management to March 1, 2020.

Legal

Resolution Concerning Online Notice of Meetings (GRMD 2 & 8): Mr. Waldron explained HB 19-1087 which allows the District to post for meetings on the District website instead of physically posting. HWMD had approved a similar resolution at their September 5, 2019 meeting. Upon motion duly made and seconded, it was unanimously

RESOLVED by GRMD Nos. 2 & 8 to approve the Resolution Concerning Online Notice of Meetings

2020 Annual Administrative Resolution (HWMD): Upon motion duly made and seconded, it was unanimously

RESOLVED by HWMD to approve the 2020 Annual Administrative Resolution

2020 Joint Annual Administrative Resolution (GRMD 2 & 8): Upon motion duly made and seconded, it was unanimously

RESOLVED by GRMD Nos. 2 & 8 to approve the 2020 Joint Annual Administrative Resolution

November 5, 2019 HWMD Election: Ms. Murphy reported on the status of the HWMD Nov 2019 election.

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May 2020 Election

Mr. Waldron briefly reviewed the May 5, 2020 election resolutions explaining these will be Boards of Directors elections. He explained the terms of office in the May 2020 election will be for three years to accommodate the change to odd year elections. If there are no more candidates then seats available the elections will be cancelled. Upon motion duly made and seconded, it was unanimously,

RESOLVED by HWMD to approve the May 5, 2020 Election Resolution, and

RESOLVED by GRMD Nos 2 & 8 to approve the May 5, 2020 Joint Election Resolution.

Resolution Regarding Road Excavations (HWMD): A draft resolution regarding ROW Permits and Regulations had been provided to the Board. As discussed at the September meeting, the resolution was intended to prohibit any road cuts and impose a substantial fine for any violations including reimbursement to the District of any remedial expenses related to a violation. Director Badger will work with WBA to finalize the attachments as necessary and the District engineer will be asked to review the specifics. Upon motion duly made and seconded, it was unanimously

RESOLVED by HWMD to approve the Resolutions Regarding ROW Permits and Regulations subject to legal and engineering review.

Annual Report: It was reported the Districts Annual Reports for 2018 have been filed as required. Upon motion duly made and seconded, it was unanimously

RESOLVED to ratify the filing of the Annual Reports.

Kremmling Memorial Hospital District (KMHD) Notice: Director Badger explained HWMD provides a notice to KMHD each year which requests funding for the road work related to the roadway by the medical facility. KMHD is responsible for the actual costs of the roadway work performed but funds are requested in advance based on budget, with reconciliation at the end of the year. Upon motion duly made and seconded, it was unanimously

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RESOLVED to authorize Director Badger to provide the annual notice to Kremmling Memorial Hospital District.

Financial Statements

Mr. Weaver presented the preliminary September 2019 financial statements which included the 2020 budgets.

2020 Budget – HWMD

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. The public hearing for the 2020 HWMD budget was opened. Mr. Raible asked about the amenities rent payment due to the District from GRA. Director Badger explained the process. No written objections were received prior to this public hearing and the public hearing was closed. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the resolution to adopt the 2020 Headwaters Metro District budget, to set the mill levy rates, and to appropriate funds subject to receipt of the final assessed valuation as discussed.

2020 Budgets - GRMD Nos. 2 & 8

It was noted that publication of Notice stating that the Board would consider adoption of the 2020 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. The public hearings for the 2020 GRMD Nos. 2 and 8 budgets were opened. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed. GRMD No. 2's mill levy will remain at 50 mills. GRMD No. 8's mill levy needs to be aligned with the Granby Ranch MD operations mill levy. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve the resolution to adopt the 2020 Granby Ranch Metro District No. 2 budget, to set the mill levy rates, and to appropriate funds subject to receipt of the final assessed valuation, and

FURTHER RESOLVED to approve the resolution to adopt the 2020 Granby Ranch Metro District No. 8 budget, to set the mill levy rates to align with that of Granby Ranch Metropolitan District

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for operations, and to appropriate funds subject to receipt of the final assessed valuation and GRMD mill levy.

Accounts Payable The Board reviewed the AP list in the packet. It was noted the construction project invoices are pending receipt of funding from the Developer as the Escrow account has been exhausted. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve and ratify the accounts payable list.

Public Comment No public comment was offered.

Future Meetings The next regular joint meeting is scheduled for Wednesday, February 19, 2020 at 10:00 a.m. in the same location. HWMD may need to schedule a meeting prior to that date if a need arises.

Adjournment Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the joint meeting of the Headwaters Metropolitan District and Granby Ranch Metropolitan District Nos. 2 & 8 this 30th day of October, 2019.

Respectfully submitted,
Kathy Lewensten
Secretary for the Meeting