
RECORD OF PROCEEDINGS

Minutes of the Board of Directors Meeting of Headwaters Metropolitan District June 28, 2018

The Board of Directors Meeting of the Headwaters Metropolitan District 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

The following Director was absent and excused:

- Natasha Wall

Also in attendance were:

- Megan Murphy, Esq. White Bear Ankele Tanaka & Waldron (via phone)
- Eric Weaver, Marchetti & Weaver LLC (via phone)
- Kathy Lewensten, Recording Secretary (via phone)
- Natascha O'Flaherty, Property Owner within Granby Ranch

Call to Order and Declaration of Quorum

The Meeting of the Board of Directors of Headwaters Metropolitan District (HWMD) was called to order by Director Badger at 9:30 a.m. noting a quorum was present.

Disclosure of Potential Conflicts of Interest

The Directors reviewed the agenda for the meeting, following which each Director confirmed the contents of any written disclosure previously made, stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Each Director also 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 revisions were made to the agenda.

RECORD OF PROCEEDINGS

Headwaters Metropolitan District June 28, 2018 Meeting Minutes

Minutes The Board reviewed the May 24, 2018 minutes. By motion duly made and seconded it was unanimously

RESOLVED to approve the May 24, 2018 minutes.

Management/Operations

Request for Proposals: Director Badger referred to the draft Request for Proposals for Granby Ranch Golf Course Management Services and Ski and Bike Mountain Management Services which had been provided to attendees prior to the meeting for comment. He noted there were still several legal modifications that need to be addressed. Director Lombard asked about branding/trademark matters and requested clarification. Upon motion duly made and seconded it was unanimously

RESOLVED to approve the Request for Proposals for Granby Ranch Golf Course Management Services and Ski and Bike Mountain Management Services subject to final revisions as discussed.

Road Repairs: Director Badger requested authorization to engage engineers to develop bid docs and request bids from contractors for the roadway work related to GRH Escrowed funds. Once bids are received the contractor will need to be engaged also. Upon motion duly made and seconded, it was unanimously

RESOLVED to authorize Director Badger to proceed with the bid process necessary to proceed with roadway work related to the Escrowed GRH funds.

Legal No legal matters required attention.

Accounts Payable Mr. Weaver reported the District has expended its available funds and will need funding for any further accounts payable, part of which should come from outstanding receivables from Granby Ranch Amenities. Upon motion duly made and seconded, it was unanimously

RESOLVED to approve and ratify the accounts payable list.

Future Meetings The next regular meeting is scheduled for Wednesday, July 18, 2018 at 11:00 a.m. in the same location.

Public Comment Ms O'Flaherty offered several comments and questions related to roadway repairs and the request for proposals discussed earlier in the meeting.

RECORD OF PROCEEDINGS

Headwaters Metropolitan District June 28, 2018 Meeting Minutes

Adjournment

Upon motion duly made and seconded, it was unanimously

RESOLVED to adjourn the meeting of the Headwaters Metropolitan District this 28th day of June 2018.

Respectfully submitted,
Kathy Lewensten
Secretary for the Meeting