

**TOWN OF GRANBY, COLORADO  
GRAND ELK GENERAL IMPROVEMENT DISTRICT  
MEETING MINUTES  
NOVEMBER 14, 2023**

**PRESENT:** Chairman Joshua P. Hardy, Vice-Chair Deborah J.K. Shaw, Director Michael Mahoney, Director Sharon Silva, Director Jeff Sneddon, Director Rebecca Quesada, and Director Chris Michalowski

**STAFF PRESENT:** Town Manager Ted Cherry, Assistant Town Manager Nicole Schafer, Town Attorney Nathan Krob, Chief David Shaffer, Town Finance Director Greg Hansen, and Town Clerk Deborah K. Hess, who recorded this meeting. Minutes are a summary. Zoom was also used.

**GEGID:** 5:34 PM

**BY:** Chairman Joshua Hardy

**LOCATION:** Town Hall, Zero Jasper Avenue

---

**MEETING CALLED TO ORDER**

**5:34 PM**

Hardy called the meeting to order. Everyone said the Pledge of Allegiance. There were no conflicts of interest.

**CONSENT AGENDA**

**5:35 PM**

Hardy introduced the Consent Agenda for Approval of Minutes for October 10, 2023.

Mahoney moved to approve. Shaw seconded. All yes.

**PUBLIC BUDGET HEARING TO ADOPT THE FOLLOWING:**

**BUDGET INFORMATION AT:**

**[https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/2024\\_Final\\_Adopted\\_Budget.pdf](https://www.townofgranby.com/vertical/sites/%7B89161B06-4754-446C-B6BF-16585CE8AB42%7D/uploads/2024_Final_Adopted_Budget.pdf)**

**(A) ORDINANCE NO. 72, GRAND ELK RANCH G.I.D., AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, AND ADOPTING A BUDGET FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE CALENDAR YEAR BEGINNING ON THE 1<sup>ST</sup> DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024;**

**(B) ORDINANCE NO. 73, GRAND ELK RANCH G.I.D., AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE 2024 BUDGET YEAR;**

**(C) ORDINANCE NO. 74, GRAND ELK RANCH G.I.D., AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO, FOR THE 2024 BUDGET YEAR;**

**5:37 PM**

Hardy opened the public hearing.

Cherry explained the ordinances and resolution and that nothing was changed or added since the last meeting.

There were no public comments and Hardy closed the public hearing.

**ORDINANCE NO. 72, GRAND ELK RANCH G.I.D., AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, AND ADOPTING A BUDGET FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE CALENDAR YEAR BEGINNING ON THE 1<sup>ST</sup> DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024**

Silva moved to approve the ordinance as presented. Shaw seconded. Roll Call Vote: all yes.

**ORDINANCE NO. 73, GRAND ELK RANCH G.I.D., AN ORDINANCE APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW, FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO FOR THE 2024 BUDGET YEAR;**

Silva moved to approve the ordinance as presented. Shaw seconded. Roll Call Vote: all yes.

**ORDINANCE NO. 74, GRAND ELK RANCH G.I.D., AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023, TO HELP DEFRAID THE COSTS OF GOVERNMENT FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, TOWN OF GRANBY, COLORADO, FOR THE 2024 BUDGET YEAR**

Silva moved to approve the ordinance as presented. Shaw seconded. Roll Call Vote: all yes.

**RESOLUTION 2023-11-14 GEGID, A RESOLUTION SETTING THE SYSTEM DEVELOPMENT FEE FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT FOR THE CALENDAR YEAR OF 2024.**

Hardy introduced the resolution.

Cherry explained the resolution and said that the SDF will be \$0.00 which is a reduction from \$550 for the 2023 year.

Silva moved to approve the resolution as presented. Shaw seconded. Roll Call Vote: all yes.

**REQUEST FOR GEGID TO CONSENT TO A PLAT AMENDMENT FOR HIGH COUNTRY DEVELOPMENT LLC / TOWN ATTORNEY**

5:46 PM

Hardy introduced the agenda item.

Krob said that the developer is trying to construct the townhome lots behind City Market. On Page 23 of the packet there is a map that shows the current platted lots and the developer's request to increase the lots into the GEGID owned property. They need the consent of the GEGID to move forward. Staff didn't see a big issue with this, but it is up to the GEGID Board. It is similar to what the Board has done with the Village at Eagle Ridge lots. The GEGID will eventually pass that lot on to the Grand Elk Owners' Association but this lets them apply for the plat and make sure that the transaction is in place.

Mahoney said they are taking the public space away.

Erik Stensrud includes the 5' utility easement around there which the existing 4-plex does not have and will be done at replatting. That 9,000 number is more than each unit gets. Ultimately, there is a sub-HOA that will own the land around the 4-plexes.

Krob said when he was reviewing this, there is actually 1/6<sup>th</sup> ownership interest out there that is outstanding on this particular lot. He asked Stensrud if he had talked to that owner.

Stensrud said he thought the Town cleared that up.

Krob said no. There are four units that are adjacent to these lots that were developed. There is a Buckhorn HOA.

Stensrud said they might need to put a lot line for that building so that they own their own dirt.

Krob said they have a 1/6<sup>th</sup> interest in the lots that we are talking about. The GEGID owns 5/6<sup>th</sup> of it. That doesn't affect this Board's decision if they want to give consent. They will still need the other HOA's Board's consent to do it. He wanted to make sure that we are moving the ball forward.

Sneddon asked if there was a sub-HOA already.

Stensrud said he said that there is a sub-HOA and they were supposed to meet Monday night and get back to him and they never did. Joe Gould is that person.

Sneddon said it will go to one HOA, either GEOA or the sub-HOA.

Stensrud said yes. Grand Elk doesn't want to own or maintain that land. The longer lot areas just allows for a patio on the first level. There are no real backyards in these places at all.

Hardy asked if there was any public comment.

Daniela Gosselova commented on the HOA.

Hardy asked if there were any other comments.

Silva moved to consent to a plat amendment for the High Country Development LLC. Shaw seconded.

Krob said for a quick recommendation. The idea would be that it would be conditioned on the developer entering into an agreement satisfactory with the GEGID Board which provides for that transfer that we talked about – the transfer of the lot to a properly formed HOA and that that agreement be executed prior to the recording of any plat amendment. He recommended those be the conditions and to answer the public's question, that HOA has not been formed yet but it will need to be formed before the recording of the plat. They won't go down the development road until the transfer of the property to a fully functional HOA has been agreed upon. It should be prior to the recording of the final plat. It is up to this Board. What this allows them to do is file for that plat and then go through the Planning Commission and Board of Trustees to get that plat finalized and approved. In the meantime, they would come to an agreement with the GEGID as to how that property is going to be transferred and the subsequent plat that goes through the Planning Commission and the Board wouldn't be approved until that agreement is in place. The developer will ultimately form any HOA. That would obligate the owners to take on that responsibility. This approval should be conditioned upon approval of the transfer of the GEGID's interest in the open space tract to a properly formed owners' association and that agreement shall be executed prior to recording any plat amendment. That is staff's recommendation.

Silva amended her motion. Shaw amended her second. Roll Call Vote: all yes.

#### **APPROVAL OF THE FOURTH AMENDMENT TO THE CONTRACT TO BUY AND SELL REAL ESTATE / TOWN ATTORNEY**

**5:56 PM**

Hardy introduced the agenda item.

Krob said the GEGID Board entered into an agreement to sell various Buckhorn lots to the same developer that we just talked about. High Country has made a lot of progress but hasn't completed the infrastructure for Phase 1B and has not started Phase 2. Phase 1B is for the lots south of the half circle. They haven't completed the paving and curbing for that and they have not completed any of the infrastructure for the townhomes. The purchase and sale agreement between the GEGID and the developer obligated them to complete it by December 31 of this year. In order to encourage development, the developer asked to move to October 31, 2024, to complete the pavement and curbing in Phase 1B and all the infrastructure for the townhomes which would be Phase 2.

Eric Stensrud said ultimately, we are not a local company and we tried our best to hire local but it has just gone painfully slow and there have been weather and material delays. He thought he had a solution to bring in a not-so-local excavator to finish the southside. We can't start the townhomes without doing a replat.

Hardy asked if there were any questions or public comments.

Hardy reminded the Board that this was for the Fourth Amendment to the Contract to Buy and Sell Real Estate. We have had some misgivings about going much further when we get to this point.

Sneddon said basically this Fourth Amendment has all the language Krob spoke about and it goes until October 31, 2024.

Krob stated yes. It is a very lot specific language.

Krob said the other clarification he wanted to make is that he believed that only 2 or 3 amendments have been to extend the deadline. Some were related to property rights issues that they were trying to clear up.

Silva moved to approve the amendment. Shaw seconded. Roll Call Vote: all yes.

**MEETING ADJOURNED**

**6:08 PM**

Mahoney moved to adjourn. Silva Seconded. All yes.

---

**GRAND ELK  
GENERAL IMPROVEMENT DISTRICT**

**ATTEST:**

---

**Deborah K. Hess, CMC**  
**Ex-officio Secretary**

---

**Joshua P. Hardy**  
**Chairman**