

**TOWN OF GRANBY, COLORADO
GRAND ELK GENERAL IMPROVEMENT DISTRICT
MEETING MINUTES
AUGUST 11, 2020**

PRESENT: Roll Call. Present: Acting Chair Josh Hardy, Director Natascha O'Flaherty, Director Nick Raible, Director Cathy Tindle. Absent: Chairman Paul Chavoustie, Vice Chair Deborah J.K. Shaw; Resigned: Director Becky Johnson.

STAFF PRESENT: Town Manager Ted Cherry; Town Attorney Nathan Krob; Finance Director Sharon Spurlin, and Deb Hess, Town Clerk, who recorded the Meeting.

Minutes are summary, action and detail depending on the individual agenda item. Meeting recordings are available on the Town's website.

TIME: 9:16 PM

BY: Vice-Chairman Deborah J.K. Shaw

LOCATION: TOWN HALL, ZERO JASPER AVENUE

MEETING CALLED TO ORDER

8:29 PM

Acting Chair Hardy called the meeting to order.

APPROVAL OF GE GID MINUTES FROM APRIL 28, JULY 14, 2020 AND JULY 28, 2020

8:29 PM

Hardy introduced the agenda item.

O'Flaherty said Hess sent an email to them with the revisions to the April 28 minutes. She moved to approve the minutes as they were amended in the packets from this afternoon and the July 14, 2020 and the July 28, 2020 minutes as presented. The changes were for the system development fee in Grand Elk which could be continued after the bond was paid off and that it could be used for any purpose. That was the reason she voted no. She thought the HOA leaders were for that and she thought the public needed to know very clearly in our minutes what was voted on didn't allow that system development fee to continue past the life of the bond with another vote and that if the use was expanded from just being used to pay the bond to any legal purpose. She would make that motion to approve the minutes as amended for April 28 and as presented for July 14 and July 28, 2020. Tindle seconded. All yes.

DISCUSSION AND POSSIBLE APPROVAL OF A COVENANT FOR PURCHASE OF OUTLOT 1, THE VILLAGE AT EAGLE RIDGE

8:31 PM

Hardy introduced the agenda item.

Cherry said this covenant was for the garage lots. Basically, it said that those are for garages only and that they were going to be tied to that other property and everyone was OK with it.

Krob asked if there was a reception number for the plat.

Hess said she hadn't received the plat yet. She realized that the plat had to be recorded before the covenant was recorded. She would insert the plat reception number into the document.

O'Flaherty asked if the Board could approve it without the number.

Krob said yes.

O'Flaherty moved to approve the covenant as long as the reception number was inserted into the document. Raible seconded. All yes.

DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION GE GID 2020-08-11, A RESOLUTION APPROVING THE SALE OF OUTLOT 1, THE VILLAGE AT EAGLE RIDGE

8:33 PM

Hardy introduced the agenda item.

Cherry said this was for the sale of that lot that was just discussed. It was supposed to be for \$3,000 instead of \$6,000. When Wilkie first came and presented to the Board, he did say \$500 per lot. There were six lots. He just wanted to make that clarification. It was good because it took land out of the GID possession and put it into Wilkie's.

Krob said since then, they have discussed with the staff that it might be easier to transfer this via either a special warranty deed or a quit claim deed rather than going through a closing and all of that. He recommended that if the Board chose to pass this, that you add the language in the second clause that said, "The Board of Directors hereby direct staff to draft and finalize a contract to buy and sell real estate or a deed pertaining to the property sale."

O'Flaherty said or, a quit claim deed. Why take on any representations or warranties as a Town?

Krob said a special warranty just said that when we had it, we didn't do anything to affect title.

O'Flaherty asked if a quit claim washed the Board's hands more of it.

Krob said yes, but if the purchaser was not willing to do a quit claim deed, he didn't want to tie the Board's hands. A special warranty deed said we didn't do anything to affect it while we had it. He thought the Board could fairly make that claim and still simplify the deal.

Tindle said don't do it, just let them have the choice of which deed they want.

Cherry said part of the reason for doing this was that we don't want to pay the fees on it, but also getting a closing set up was extremely difficult right now.

O'Flaherty said the three changes that they would need to this document was again, the reception number recorded, the price is \$3,000 and the last whereas and that we would be conveying title via special warranty deed or quit claim deed at buyer's discretion.

Krob said there were two places that said \$6,000 that he wanted to clarify.

O'Flaherty moved, subject to those four changes, that we approve Resolution GEGID 2020-08-11, a resolution approving the sale of Outlot 1. Tindle seconded. All yes.

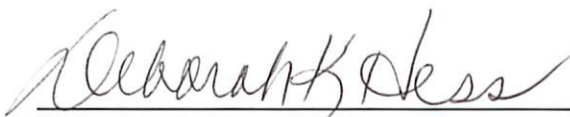
MEETING ADJOURNED

8:36 PM

O'Flaherty moved to adjourn. Tindle seconded.

**GRAND ELK
GENERAL IMPROVEMENT DISTRICT**

ATTEST:



Deborah K. Hess, CMC
Ex-officio Secretary



Josh Hardy
Acting Chair

