

**TOWN OF GRANBY, COLORADO  
GRAND ELK GENERAL IMPROVEMENT DISTRICT  
MINUTES  
APRIL 27, 2021**

**PRESENT:** Chairman Joshua Hardy; Vice-Chairman Deborah J.K. Shaw; Director Nick Raible, Director Kristie DeLay, Director Rebecca Quesada via Zoom, Director Natascha O’Flaherty, and Director Chris Michalowski.

**STAFF PRESENT:** Town Manager Ted Cherry; Town Attorney Scott Krob; Interim Police Chief Jonathan Stark, Town Finance Director Sharon Spurlin, Planning and Building Tech Cathy Tindle, Town Clerk Deborah K. Hess, and Deputy Clerk Dianne Meier.

**Minutes are summary. Meeting recordings are available on the Town’s website. NOTE FOR THE RECORD:** This meeting was held via Zoom due to COVID-19 and as such parts of the recording cut in and out and therefore were inaudible.

**TIME:** 5:30 PM

**BY:** Chairman Josh Hardy

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

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**MEETING CALLED TO ORDER**

**5:30 PM**

Hardy called the meeting to order. Everyone said the Pledge of Allegiance. Hardy asked for any potential conflicts of interest regarding any of the agenda matters. Cherry recused himself from the Buckhorn Lots discussion as one of the developers is a friend of his.

**MOTION TO APPROVE THE JANUARY 26, 2021 MINUTES**

**5:31 PM**

O’Flaherty moved to approve the January 26, 2021 Minutes. Shaw seconded. All aye, none opposed.

**DISCUSSION AND POSSIBLE CONTRACT APPROVAL OF THE BUCKHORN LOTS SALE**

**5:32 PM**

Hardy explained this sale includes 32 single family homes and 20 townhomes, for a total of 52 lots. The sale would pay off back taxes and cover attorney’s fees. Remaining funds would go to the system development fees and the HOA dues. The current balance owed in back taxes and interest is \$52,824.79. The two letters of interest are from Gearhart Moore Holdings, LLC and Augusta Capital, LLC. Augusta Capital’s offer is \$85,000 for the lots. The takedown time would be one lot, 15 in the first year, 35 in 24 months and the rest in 36 months with a \$5,000 non-refundable deposit. Gearhart Holdings offered \$75,000 for the lots and will beat any competing offer for \$2,000 up to \$85,000. The take down time would be starting with lot numbers 180 and 261, and then all remaining lots within 36 months with a \$6,000 non-refunded deposit. There is a 60-day due diligence on both.

Michalowski asked about getting a higher price for the lots. Hardy stated the initial offers were \$60,000. Spurlin noted these are good offers since they do not have any infrastructure and we have had them for sale for a long time.

O’Flaherty asked about the legal costs. Spurlin explained the legal costs payable to Krob Law are for the review and the preparation of the contracts. These costs would be paid by the developers. Charles Moore from Gearharte Moore Holdings stated they plan to finish the road, water, and sewer on the golf course lots first and phase two includes putting in the road around the lots around the horseshoe. They would work on the townhomes next summer and end with the lots around the horseshoe.

Ty Thymans from Augusta Capital stated they plan to put the infrastructure in all at once. They will start with the main road, the lots around the horseshoe would be second, and the townhomes would be third.

O’Flaherty asked if they had experience in residential development in mountain communities and both responded they did not. O’Flaherty also asked if they would be using their existing crews or hire locally. Augusta Capital stated they will be contracting locally. They have confirmed with local contractors and are confident on commitment once they have a contract with the Town. Gearharte

Moore stated they are open to either depending on availability and pricing. His phone connection was inaudible regarding a committed crew.

Michalowski moved to accept Augusta Capital, LLC's bid. Shaw seconded. Roll call- O'Flaherty, yes; Raible, yes; Shaw, yes; Quesada, yes; DeLay, yes; Michalowski, yes; Hardy, yes.

It was decided that after the contract is prepared it would be brought back to the Board for final review at the next GEGID meeting.

**DISCUSSION AND POSSIBLE APPROVAL OF RESOLUTION GEGID 2021-04-27, A RESOLUTION APPROVING AS CO-APPLICANT THE ADMINISTRATIVE PLAT AMENDMENT APPLICATION FOR LOTS 1G-6G AND LOTS 1-6, THE VILLAGE AT EAGLE RIDGE / TOWN MANAGER TED CHERRY**

**6:05 PM**

Cherry stated this is an administrative plat for Royal Oak for a six-plex on the north of their project in the Village at Eagleridge on Tract B. It affects the GID property in regards to the drainage easement on the back side of this property. Steve Wilkie received a letter from the State Land Board for the encroachment on an easement for the benefit of the State Land Board. It is also to move the lot lines into part of Tract B. If approved, the Town will be requesting a Mountain Parks Electric easement, administrative plats completed on the other nearby buildings, and the administrative plat process completed for the other lots there that are not built on.

Hardy asked Wilkie if there is anything he would like to add.

Raible moved to approve GEGID Resolution 2021-04-27. Shaw seconded. Roll call- O'Flaherty, yes; Raible, yes; Shaw, yes; Quesada, yes; DeLay, yes; Michalowski, yes; Hardy, yes.

**MEETING ADJOURNED**

**6:15 PM**

Shaw moved to adjourn the GEGID Meeting. Raible seconded. All aye, no opposed.

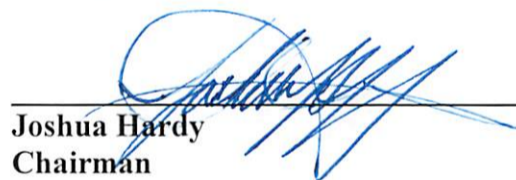
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**GRAND ELK  
GENERAL IMPROVEMENT DISTRICT**

**ATTEST:**



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



**Joshua Hardy  
Chairman**

