

**GE GID**

**Board**

- Approval of Minutes**
- Resolution or Ordinance**
- Citizen Requests**
- Public Hearing**
- Other**
- Executive Session**
- Workshop**

**MEETING DATE: MAY 26, 2020**

**TIME OF AGENDA ITEM: 5:30 PM**

**Agenda Request No. GE GID ALL ITEMS**

**MEETING TO BE HELD AT:  
Town Hall, Zero Jasper Avenue  
Granby, CO 80446**

**GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT  
AGENDA  
MAY 26, 2020**

**MAYOR PAUL CHAVOUSTIE TO CALL THE MEETING TO ORDER AT THE TOWN HALL,  
ZERO JASPER AVENUE**

**5:30 PM** (Any Board member with any potential conflicts of Interest regarding any of the agenda matters will declare them at this time.)

**(1) APPROVAL OF MINUTES FOR APRIL 28, 2020**

**5:30 PM**

**(2) DISCUSSION ON VILLAGE AT EAGLERIDGE TRACT B / STEVE WILKIE**

**5:35 PM**

**MEETING TO ADJOURN**

**6:00 PM**

**TOWN OF GRANBY, COLORADO  
GRANBY ELK GENERAL IMPROVEMENT DISTRICT  
MEETING MINUTES  
APRIL 28, 2020**

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

**STAFF PRESENT:** Town Manager Ted Cherry; Town Attorney Scott 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. Meeting was held using Zoom because of COVID-19.

**TIME:** 5:30 PM

**BY:** Chairman Paul Chavoustie

**LOCATION:** TOWN HALL, ZERO JASPER AVENUE

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**MEETING CALLED TO ORDER**

**5:30 PM**

Chavoustie called the meeting to order. Everyone was present through a roll call, there were no conflicts of interest and everyone said the Pledge of Allegiance.

**APPROVAL OF MINUTES FOR MARCH 24, 2020**

**5:31 PM**

Chavoustie introduced the agenda item. He asked if there were any additions or corrections.

O'Flaherty had one correction.

Johnson moved to approve the minutes as corrected. Shaw seconded. All yes.

**APPROVAL OF THE FOLLOWING:**

**GE GID ORDINANCE NO. 61, AN ORDINANCE OF THE BOARD OF DIRECTORS OF GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, IN THE TOWN OF GRANBY, GRAND COUNTY, COLORADO, AUTHORIZING THE ISSUANCE AND SALE OF ITS LIMITED TAX GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020 AND AUTHORIZING THE EXECUTION AND DELIVERY OF CERTAIN OTHER DOCUMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY; AND:**

**5:33 PM**

Chavoustie introduced the agenda item. He asked for an overview.

Kim Crawford, Jim Mann and Sharon Spurlin gave background information on the bonds and current refinancing information.

Sharon Silva spoke on the bonding matter.

After a lengthy discussion, Chavoustie asked for a motion.

O'Flaherty moved to approve Ordinance No. 61 as an emergency ordinance. Johnson seconded. All yes.

**GE GID RESOLUTION, 2020-04-28 GEGID, A RESOLUTION AMENDING AND RESTATING RESOLUTION NOS. 2003-0624B GID AND 2012-10-09 GID IMPOSING A SYSTEM DEVELOPMENT FEE FOR THE PUBLIC IMPROVEMENTS AS DESCRIBED IN THE DISTRICT'S ORGANIZATIONAL ORDINANCE IN AND FOR THE GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT, PROVIDING FOR THE AUTHORITY AND APPLICABILITY OF THE RESOLUTION; PROVIDING FOR THE PAYMENT OF A SYSTEM DEVELOPMENT FEE; PROVIDING FOR**

**COMPUTATION OF THE AMOUNT OF THE FEE; AND OTHER DETAILS  
RELATED THERETO**

Chavoustie introduced the resolution. He asked if there were any questions.

Sharon Silva asked if this could be summarized in English.

Kim Crawford summarized the resolution.

Raible and O'Flaherty asked questions about the mil levy and if it would be sufficient to pay the bonds.

Jim Mann said yes and explained to the Board members and public that this would be adequate based on current conditions.

Spurlin explained that this resolution keeps it the same as far as the SDF's.

Jim Mann and Spurlin explained the following: that the owners are never going to pay more, the first bucket is debt payment, and after that, they would be able to work with the GID Committee to use the other funds and if there is extra money, it could be budgeted to use in the next year.

Chavoustie asked if there were any other questions or comments and asked for a motion.

Shaw moved to approve the resolution as presented. Tindle seconded. All yes except for O'Flaherty – no.

**MEETING ADJOURNED**

**6:00 PM**

Shaw moved to adjourn. O'Flaherty seconded. All yes.

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**GRAND ELK  
GENERAL IMPROVEMENT DISTRICT**

**ATTEST:**

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

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**Paul Chavoustie  
Chairman**



May 19<sup>th</sup>2020

To the Grand Elk Ranch GID

For GID board consideration;

At the Village at Eagle Ridge in Grand Elk, there are 46 lots that are platted for 6 and 8 plex buildings that are smaller than the other lots at The Village at Eagle Ridge. The only way to accommodate the DRB requirements of a home with a 2-car garage, is to build a 3-story home with a tandem garage which Royal Oak is currently designing. There are however 6 lots (building 1) where Royal Oak would like to build 2 story homes without attached garages. There is an adjacent piece of land in tract B that 6 detached garages could be built on for each of the 6 homes.

The Grand Elk board has agreed for Royal Oak to build on the land subject to necessary approvals including an administrative plat amendment that creates 6 garage lots. This land would normally just have native grass on it, with no real use for recreational purposes and Grand Elk are happy to Not have to maintain it and are therefore comfortable allowing Royal Oak to build garages on it.

Royal Oak is seeking approval from the GID to transfer ownership to Royal Oak when the legal lots are created and the six home lots (building 1) are purchased.

Royal Oak would not be selling the garages on their own, but they would be including in each of the 6 homes sales.

Grand Elk and Royal Oak agree that the land has nominal value and so no more than a \$500 per garage lot purchase would seem appropriate.

See attachment that depicts building 1 and proposed 6 garage lots.

Thank you for your consideration.

Kind Regards,

Steve Wilkie  
President  
Royal Oak Rocksure LLC

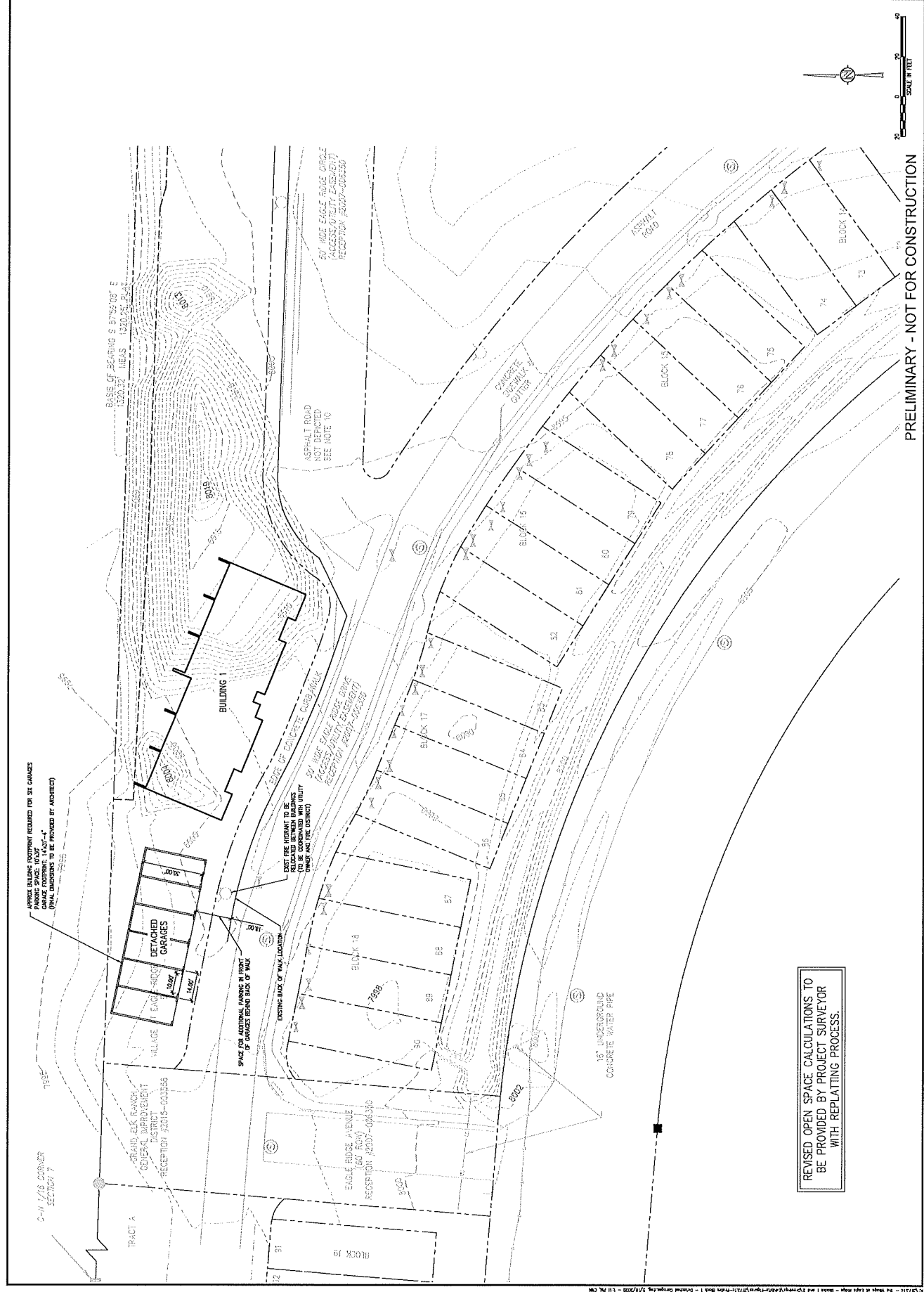


DESIGNED BY: CWK  
 DRAWN BY: CWK  
 CHECKED BY: JTB/LS  
 JOB #: 2017-16  
 DATE: 02/10/20  
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REVISION DESCRIPTION  
 NO. DATE DESD DWN

THE VILLAGE AT EAGLE RIDGE  
 PHASE III - BLOCKS 1-7  
 PRELIMINARY BLOCK 1 LAYOUT  
 WITH DETACHED GARAGES

SHEET NO. **FIG 1**



PRELIMINARY - NOT FOR CONSTRUCTION

REVISED OPEN SPACE CALCULATIONS TO BE PROVIDED BY PROJECT SURVEYOR WITH REPLANTING PROCESS.

C-111 / 175 JOINER SECTION 7  
 TRACT A  
 GRAND ZEN RANCH GENERAL IMPROVEMENT DISTRICT RECEPTION #2015-002866  
 EAGLE RIDGE AVENUE (50' ROW) RECEPTION #2007-088390  
 ASPHALT ROAD  
 CONCRETE STORMWATER GUTTER  
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