GRAND ELK GENERAL IMPROVEMENT DISTRICT
MINUTES
TUESDAY, June 9, 2026
5:30 PM

BOARD MEMBERS PRESENT: Chairman Joshua P. Hardy, Vice-Chair Deborah Shaw, Directors Sharon Silva, Michael Mahoney, Rebecca Quesada, Chris Michalowski, and Seth Stern.

BOARD MEMBERS ABSENT: NONE

STAFF PRESENT: Town Manager Ted Cherry, Town Attorney Nathan Krob, Finance Director Derek Assmann, and Town Clerk Cody Mullinex, who recorded the meeting. Zoom was also used. Minutes are summarized.

TIME: 5:30 - GEGID Meeting

BY: Chairman Joshua P. Hardy

LOCATION: Town Hall Board Room, Zero Jasper Avenue, Granby, CO

GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING

CHAIRMAN HARDY TO CALL THE GRAND ELK GENERAL IMPROVEMENT DISTRICT MEETING TO ORDER AT THE TOWN HALL, ZERO JASPER AVENUE
5:30 PM
Chairman Hardy called the Grand Elk General Improvement District (GEGID) meeting to order. Any conflicts of interest? None.

REGULAR AGENDA ITEMS

APPROVAL OF GEGID MINUTES FROM DECEMBER 9, 2025
5:30 PM
Silva moved to approve the GEGID minutes from December 9, 2025, as presented. Stern seconded. All yes. Motion passed.

GRAND ELK RANCH GENERAL IMPROVEMENT DISTRICT (GEGID) DEBT SERVICE FUND -
ADDITIONAL BOND PRINCIPAL PAYMENT / FINANCE DIRECTOR
5:31 PM
Hardy introduced the topic and Finance Director Derek Assmann presented the financial information to the GEGID Board that was included in the packet. The Board can make an additional principal payment on the Series 2020 bond. He and Ted Cherry discussed making a $500,000 additional payment on the bond in addition to the normal 2 payments made each year in June and December. After the June payment, the principal balance is $1,520,000. UMB confirmed that an additional principal payment on the bond can be made at any time with 30-day notice. He continued to give the Board details on the account.

Board discussed the topic with staff.

Stern moved to approve the additional bond principal payment. Silva seconded. Roll call: All yes. Motion passed.

BUCKHORN LOTS CONTRACT EXTENSION / TOWN MANAGER
5:42 PM
Hardy introduced the item. Cherry excused himself from the meeting due to a personal conflict.

Town Attorney Nathan Krob gave the Board a summary of the extension request and briefly explained the documents in the packet. Applicants were present on zoom.

Applicant TJ Twit (zoom), explained to the Board the reasoning for the extension request. They are negotiating a buyout with one of the owners and have some problems with wetland issues. They have also experienced market issues.

Board discussed their questions with the applicants (Matt Edney, TJ Twit, and Erik Stensrud)

Silva motioned to table the item to a future meeting. Shaw seconded. Roll call: Stern, no; Michalowski, yes; Quesada, yes; Shaw, yes; Mahoney, no; Silva, yes; and Hardy, no. Motion carried.

MEETING ADJOURNED
6:02 PM
Shaw moved to adjourn the GEGID meeting. Stern seconded. All yes. Meeting adjourned.

GEGID TO ADJOURN AND CONVENE AS THE BOARD OF TRUSTEES

GRAND ELK GENERAL IMPROVEMENT DISTRICT

ATTEST:

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Cody Mullinex, CMC Town Clerk
Ex-Officio Secretary

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Joshua P. Hardy, Chairman