

Headwaters, Granby Ranch, and Granby Ranch Metropolitan District Nos. 2 - 8

January 22, 2015

Wally Baird, Town Manager
Town of Granby
PO Box 440
Granby, CO 80446

Re: Annual Report for Headwaters Metropolitan District, Granby Ranch Metropolitan District, and Granby Ranch Metropolitan District Nos. 2 & 8 (the "Districts") for 2014

Dear Mr. Baird,

In accordance with the requirements of Section 9(f) of the Intergovernmental Agreement between the Town of Granby, Headwaters Metropolitan District, Granby Ranch Metropolitan District, and Granby Ranch Metropolitan District Nos. 2 & 8, the Districts are submitting the following information:

Major Actions Taken by the Districts during the Preceding Year

1. Capital fund expenditures of the Headwaters Metropolitan District in 2014:

Saddleridge Infrastructure	11,952
Eisenhower Camp Infrastructure	11,330
Ranchview Infrastructure	2,844
East Mountain Water Tank	2,894
Fairways Lift Station	1,342
Fairway Cabins	685
Lake Drive to 2 nd Switchback	4,282
Metro Backbone	19,060
Trailside Improvements	99,497
Prospect Ridge Infrastructure	986
Settler's Ridge Infrastructure	31,426
Base Area Improvements	3,769
DeBerard Sewer Planning & Design	16,230
SolVista Dr N	10,230
Seven Eagles	-0-
Crack Sealing	-0-
Detention & Stormwater Mgmt	5,145
Total	<u>221,672</u>

Please note the costs reflected above for the Districts' 2014 infrastructure projects are preliminary year end amounts. The audit, which will provide final 2014 infrastructure costs, is expected to be completed by July 31, 2015. A copy of the audit report will be provided to the Town upon completion.

2. Other major actions undertaken by the Districts during 2014 include the ongoing lease of the ski mountain and golf course as well as operation and maintenance of the roads within the Districts.

The ski area (Ski Granby Ranch) and the golf course (Golf Granby Ranch) are leased by Headwaters Metro from the Developer of the community. In December 2012 Headwaters Metropolitan District entered into a Second Amended Lease Purchase Agreement with Granby Realty Holdings, LLC and also a Leased Premises Management Agreement with Granby Ranch Amenities, LLC.

3. Projections for 2015 capital projects fund for the Headwaters Metropolitan District are as follows:

Municipal Water Line Extension	731,500
Trailside	14,688
Long Term Maintenance/Securities	17,588
Metro Backbone	78,931
Cracksealing	50,000
Total	<u>892,707</u>

If you have any questions regarding this report, please contact me at (970) 926-6060, Ext 6.

Sincerely,



Eric Weaver
District Administrator

cc: Sharon Spurlin, Town of Granby Finance Director
Deb Hess, Town of Granby Clerk
Town of Granby Board of Trustees
Clint Waldron, Districts' Counsel

HWMD Board of Directors
GRMD Board of Directors
GRMD Nos. 2&8 Board of Directors