

**NOTICE AND AGENDA  
SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
EBERT METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of the **Ebert Metropolitan District**, of the City and County of Denver, Colorado, will hold a special meeting at 7:00 p.m., or as soon thereafter as possible, on Tuesday, December 9, 2025, by telephone and videoconference, as noted below. This meeting is being held for the purpose of addressing those matters set out in the agenda below as the same may be amended at the meeting and for the purpose of conducting such other business as may properly come before the Board. The meeting is open to the public.

<https://www.ebertmetrodistrict.org/>

**DATE:** Tuesday – December 9, 2025

**TIME:** 7:00 p.m.

**LOCATION:** Virtual via Zoom at <https://goodwintx.zoom.us/j/9524154326?omn=84107648847>  
or via telephone at 719-359-4580, then Meeting ID: 952 415 4326

**Board of Directors**

Bruce Shibles, President & Co-Treasurer  
Louis Kennedy, Treasurer  
Khadija Haynes, Assistant Secretary  
Michael Williams, Assistant Secretary  
Elise Topliss, Assistant Secretary

**Term Expires**

May 2029  
May 2027  
May 2029  
May 2027  
May 2029

**AGENDA**

1. Call to Order
  - A. Roll Call of the Board of Directors / Declaration of a Quorum
  - B. Director Qualifications and Disclosures
2. Review and Approve Agenda
3. Consent Agenda: The Consent Agenda consists of matters that occur in the normal course of business. The following items are summarized and are approved and enacted at this time by the Board of Directors in one (1) motion.
  - A. Acceptance of Minutes from the Regular Meeting on December 2, 2025
4. Correspondence to or from Board or District
5. Public Comment: The Board and District staff truly value the public’s input. Please keep comments restricted to the topics of the District and its business, and time limited to a maximum of three (3) minutes.

6. Directors Items / Comments
7. Committee/Consultant Reports
  - A. Landscape Committee
  - B. Fairway Villas Community Advisory Committee (CAC)
  - C. Financial Operations Committee (FOC)
  - D. Golf Course Communications Committee
  - E. Land and Districts, LLC – Consultant
8. Executive Session
  - A. Executive Session for the purpose of receiving legal advice regarding outstanding golf course issues, the District’s provision of services to the Towns at Oak Crest, First Creek Village Metropolitan District, and Tower Commons communities, provision of bonuses in 2025 to employees of Goodwin & Co., and 2026 contracts between the District and Goodwin & Co. for various management services; all such legal advice per § 24-6-402(4)(b), C.R.S.
9. Legal Items
  - A. Discuss and Consider Approval of 2026 District Management Services Agreement between the District and Goodwin & Co.
  - B. Discuss and Consider Approval of 2026 Management Services Agreement (First Creek Village and Towns at Oak Crest) between the District and Goodwin & Co.
  - C. Update regarding First Amendment to IGA between the District and GVR Metropolitan District
  - D. Possible action on items discussed in executive session
10. Financial Items
  - A. Conduct Public Hearing to Consider Amendment of the 2025 Budget. If Necessary, Consider Adoption of Resolution No. 2025-12-\_\_ to Amend the 2025 Budget.
  - B. Conduct Public Hearing on the proposed 2026 Budget for the General Fund and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget General Fund, Appropriate Sums of Money, and Set Mill Levies.
  - C. Conduct Public Hearing on the proposed 2026 Budget for Subdistrict 1 and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget for Subdistrict 1, Appropriate Sums of Money, and Set Mill Levies.
  - D. Conduct Public Hearing on the proposed 2026 Budget for Subdistrict 2 and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget for Subdistrict 2, Appropriate Sums of Money, and Set Mill Levies.
  - E. Conduct Public Hearing on the proposed 2026 Budget for Subdistrict 3 and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget for Subdistrict 3, Appropriate Sums of Money, and Set Mill Levies.
  - F. Conduct Public Hearing on the proposed 2026 Budget for Subdistrict 4 and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget for Subdistrict 4, Appropriate Sums of Money, and Set Mill Levies.
  - G. Conduct Public Hearing on the proposed 2026 Budget for Subdistrict 5 and consider adoption of Resolution No. 2025-12-\_\_, Resolution to Adopt the 2026 Budget for Subdistrict 5, Appropriate Sums of Money, and Set Mill Levies.

- H. Conduct Public Hearing on the proposed 2026 Budget for Debt Service, Capital Reserves 1 Mill, Conservation Trust Fund and Capital Bonds Proceeds and consider adoption of Resolution No. 2025-12-\_\_\_, Resolution to Adopt the 2026 Budget for Debt Service, Capital Reserves 1 Mill, Conservation Trust Fund and Capital Bonds Proceeds, Appropriate Sums of Money, and Set Mill Levies.
- I. Consider appointment of District Accountant to prepare 2026 Budget.
- J. Discuss and Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

11. First Creek Metro District Matters

- A. None

12. District Management Report

- A. Discuss and Authorize Renewal of the Districts Insurance
- B. Discuss and Authorize Renewal of the Special District Association Membership for 2026.

13. Other Business

14. Adjourn

**Next Meeting will be held on Tuesday, February 10 @ 7:00 p.m.**