

**NOTICE AND AGENDA
REGULAR 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 regular meeting at 7:00 p.m., or as soon thereafter as possible, on Tuesday, December 2, 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 2, 2025

TIME: 7:00 p.m.

LOCATION: Virtual via Zoom at <https://goodwintx.zoom.us/j/9524154326?omn=85294526482>
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 Special Meeting on November 20, 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. Legal Items
 - A. Discuss and Consider the Election of Elise Topliss to Secretary Position

9. Financial Items
 - A. Review and Consider Proposal from Wipfli for the 2025 Audit of Ebert Metro District (merged with Town Center Metro District)

10. First Creek Metro District Matters
 - A. None

11. District Management Report
 - A. Covenant Enforcement Report
 - B. Design Review Report

12. Other Business

13. Adjourn

**Next Meeting will be a Special Meeting/Public Hearing on the Proposed 2026 Budget:
Tuesday, December 9, 2025 @ 7:00 p.m.**