

**RECORD OF PROCEEDINGS
MINUTES OF REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
EBERT METROPOLITAN DISTRICT**

HELD Tuesday, December 2, 2025, at 7:00 p.m. via telephone and videoconference. The meeting was open to the public.

ATTENDANCE:

A regular meeting of the Board of Directors (referred herein as the “Board”) of the Ebert Metropolitan District (referred herein as “District”), City and County of Denver, Colorado, was called as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Bruce Shibles, President
Louis Kennedy, Treasurer
Khadija Haynes, Assistant Secretary
Dr. Michael Williams, Assistant Secretary
Elise Topliss, Assistant Secretary

Also, present were Evan Ela and Glory Schmidt, Cockrel Ela Glesne Greher & Ruhland – General Legal Counsel, Sabrina Lopez, District Manager, and Veronica Rodriguez, District Administrator from Goodwin & Company, and members of the public.

CALL TO ORDER/QUORUM:

Ms. Lopez called the role and noted that a quorum of the Board was present. The meeting was called to order at 7:01 p.m.

Conflict Disclosure Statements have been filed with the Secretary of State’s Office.

APPROVAL OF AGENDA:

The Board reviewed and discussed the meeting agenda. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the agenda as presented.

CONSENT AGENDA:

The Board reviewed and discussed the consent agenda items. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the consent agenda as presented.

CORRESPONDENCE:

Mr. Ela indicated that he had circulated a memo to the Board related to payment to Bluebird Club being presented by Pat Hamil as a reimbursement for the sewer project rather than an irrigation upgrade. The Board directed CEGR Law to reach out to Mr. Hamil to discuss further as that is not what was indicated in the request for payment or documents provided as it relates to this payment.

PUBLIC COMMENT:

The floor was open for public comment. Comments included concerns on the Aurora pipeline restoration not being adequate, and thanks for the sport court placement at the park on Lisbon and E 55th Ave.

DIRECTOR ITEMS/COMMENTS:

None.

COMMITTEE REPORTS

Landscape Committee – No items to report.

Community Advisory Committee (CAC) for Subdistrict 1 – Mr. Shibles reported that the Chair of the CAC contacted him indicating they appreciated the budget workshop that took place for the Subdistricts.

Financial Operating Committee (FOC) – No item to report.

Golf Course Communications Committee – Ms. Topliss reported they will meet on December 10th to discuss the committee further prior to adding in the golf course representatives.

Land and Districts, LLC. – Mr Knopinski reported that he provided an update to CEGR Law prior to the meeting. There is a few items he is still involved with but would be wrapping up his efforts for the District.

LEGAL ITEMS:

The Board discussed appointment of Elise Topliss as official Secretary of the Board. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board appointed Elise Topliss as Secretary of the Board.

FINANCIAL ITEMS:

The Board reviewed and discussed the proposal from Wipfli for the 2025 Audit of Ebert Metro District (merged with Town Center Metro District). Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from Wipfli for the 2025 Audit of Ebert Metro District (merged with Town Center Metro District) for \$15,000 as presented.

FIRST CREEK METRO DISTRICT MATTERS:

None.

DISTRICT MANAGEMENT REPORT:

Ms. Lopez presented the Management Report. The report included an Enforcement and Architectural Review report.

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OTHER BUSINESS:

The Board briefly discussed Tower Commons and Towns at Oakcrest. Further discussion requested with this item being placed on the next agenda under executive session.

NEXT MEETING:

Next Special Meeting: Tuesday – December 9, 2025 @ 7:00 p.m.

ADJOURNMENT:

There being no further business to come before the Board and upon motion duly made, seconded, and upon vote unanimously carried, the meeting was adjourned at 7:34 p.m.

The foregoing minutes constitutes a true and correct copy of the proceedings of the above-referenced meeting and were approved by the Board of Directors of Ebert Metropolitan District.