

**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 Thursday, November 20, 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: Thursday – November 20, 2025

TIME: 7:00 p.m.

LOCATION: Virtual via Zoom at <https://goodwintx.zoom.us/j/9524154326?omn=81809996571>
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 October 23, 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. Community Advisory Committee
 - C. Financial Operations Committee
 - C. Land and Districts, LLC - Consultant

8. Executive Session:
 - A. Executive Session for the purpose of receiving legal advice regarding the Aurora Pipeline Restoration; the Concessionaire request for consent to transfer the Golf Course Concessionaire Agreement to EPR Properties, including conditions related thereto; neighbor-to-neighbor concerns; and matters concerning the District's provision of services to the Towns at Oak Crest, First Creek Village Metropolitan District, and Tower Commons communities; all such legal advice per § 24-6-402(4)(b), C.R.S.

9. Legal Items
 - A. Discuss and Consider Creation of and Appointment to Golf Course Committee
 - B. Discuss and Consider Approval of Annual Administrative Resolution
 - C. Discuss and Consider Approval of First Amendment to IGA between the District and GVR Metropolitan District
 - D. Discuss and Consider Approval of Resolution Ratifying Developer Reimbursement
 - E. Discuss and Consider Engagement of CEGR Law to Provide Additional Legal Services

10. Financial Items
 - A. Review of Financial Statements for Period Ending October 31, 2025
 - B. Review and Consider Ratification of District Disbursements for October 2025
 - C. Review Collection/Enforcement report from Altitude Law

11. First Creek Metro District Matters
 - A. Review Request from DPD Looking for Landing Spot During Patrols in GVR
 - B. Consider Action on Matters Discussed in Executive Session

12. District Management Report
 - A. Review and Consider Acceptance of the 2026 Landscape Renewal and Snow Contract with EDI
 - B. Review and Consider Acceptance for Leased Holiday Lighting by EDI
 - C. Review and Consider Acceptance for Tree Wrapping by EDI
 - D. Review and Consider Acceptance for Winter Watering by EDI
 - E. Review and Consider Acceptance for Replenishing Playground Mulch in the District Parks
 - F. EDI Monthly Landscape Report
 - G. Covenant Enforcement Report
 - H. Design Review Report

13. Other Business

14. Adjourn

Next Regular Meeting: Tuesday, December 2, 2025 @ 7:00 p.m.