

**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, October 27, 2026, 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 – October 27, 2026

TIME: 7:00 p.m.

LOCATION: Virtual via Zoom at <https://goodwintx.zoom.us/j/83304405015> or via telephone 719-359-4580, Meeting ID: 833 0440 5015

Board of Directors

Louis Kennedy, President
Elise Topliss, Secretary
Khadija Haynes, Assistant Secretary
Michael Williams, Assistant Secretary
Gloria Neal-Prioleau

Term Expires

May 2027
May 2029
May 2029
May 2027
May 2027*
*(Appointed)

AGENDA

1. Call to Order
 - A. Roll Call of the Board of Directors/Declaration of 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 Board Meeting on August 11, 2026
4. Correspondence to or from Board or District
 - A. CORA Requests / Goodwin Management
 - B. Bench Donation Request
 - C. Regulation Exemption Request

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. Finance and Operations Committee (FOC)
 - C. Golf Course Communications Committee
 - D. Design Review Committee (DRC)
8. Financial Items
 - A. Review of Financial Statements for month ending September 30, 2026
 - B. Review and Consider Ratification of District Disbursements for August and September 2026
 - C. Review and Consider Acceptance of the 2025 Audit Following Review by Wipfli
 - D. Review and Discuss 2027 Draft Budgets
 - E. Discuss Annual Budget Hearing and Townhall
9. Executive Session
 - A. Executive Session for the purpose of receiving legal advice regarding requested easement from City & County of Denver, the provision of services to First Creek Village Metropolitan District and statutory process of requesting proposals for contractors; all such legal advice per § 24-6-402(4)(b), C.R.S.
10. Legal Items
 - A. Discuss and Consider approval of Termination of District Facilities Agreement with First Creek Village Metropolitan District
 - B. Discuss Status of Fee Studies
 - C. Discuss and Consider approval of Amended and Restated CORA Policy
 - D. Potential Action on Items Discussed in Executive Session
11. First Creek Metro District Matters
12. District Management Report/Matters
 - A. Review and Consider Proposal to Paint the Next Phase of the Iron Fence Bordering the Golf Course from Split Rail Fence
 - B. Review and Consider Snow Removal Proposal from Environmental Designs
 - C. Review and Consider a Multi-Phased Tree Healthcare, Stress Treatments and Pruning Proposal from Environmental Designs
 - D. Review and Consider Dead Tree Removal Proposal from Environmental Designs
 - E. Review and Consider Tree Stake Removal Proposal from Environmental Designs
 - F. Review and Consider Tree Wrap Proposal from Environmental Designs
 - G. Review and Consider LiftMaster Gate Arm Replacement Proposal on the West Exit Gate of Subdistrict 3 from Colorado Premier Garage Doors & Gate Systems

- H. Review and Consider Asphalt and Pool Deck/Tile Repair Proposal in Subdistrict 3 from Centennial Asphalt, Concrete and Waterproofing
- I. Review and Consider Sidewalk Replacement, Chase Drain, Pool Deck/Tile Repair and Lodge Asphalt Repair Proposal in Subdistrict 1 from Centennial Asphalt, Concrete and Waterproofing
- J. Review and Consider Landscape Renewal with LMI for Subdistrict 1 & 4
- K. Review and Consider Additions/Revisions to the Design Guidelines for Xeriscaping in Front Yards Maintained by the Subdistricts and Side/Back Yard Revisions
- L. DRC and Enforcement Reports

13. Other Business

14. Adjourn

Next Regular Meeting will be held on Tuesday, December 8, 2026 @ 7:00 p.m.

The Annual Budget Hearing and Townhall will be held on Saturday, November 21st at the Green Valley Ranch Library in the Community Room from 12:30pm-2:30pm