

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

**HELD** Thursday, November 20, 2025, at 7:00 p.m. via telephone and videoconference. The meeting was open to the public.

**ATTENDANCE:**

A special 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 – Joined at 7:52 p.m.  
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 7:05 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 item with an update to the October 23, 2025 Minutes to reflect the word change to authorize reimbursement to the developer from accept reimbursement to the developer, under item 3.a.

**CORRESPONDENCE:**

None

**PUBLIC COMMENT:**

The floor was open for public comment. Comments included concerns on the Aurora pipeline restoration not being adequate.

**DIRECTOR ITEMS/COMMENTS:**

None.

**COMMITTEE REPORTS**

Landscape Committee – No items to report.

Community Advisory Committee (CAC) for Subdistrict 1 – No items to report.

Financial Operating Committee (FOC) – Mr. Shibles reported that the committee along with District Management held Budget Workshops for the General District and all Subdistricts to review the budgets with the District prior to the Public Hearing.

Land and Districts, LLC. – Not Present.

**EXECUTIVE SESSION:**

An Executive Session was announced for the purposes 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 per § 24-6-402(4)(b), C.R.S. A motion to enter executive session was duly made and unanimously carried. The executive session was entered at 7:14 p.m. The ensuing executive session was attorney client privileged as determined by legal counsel who was in attendance for the executive session. The Board returned to the general session at 8:36 p.m.

**LEGAL ITEMS:**

The Board discussed creation of and appointment of a Golf Course Committee. Members appointed are Khadija Haynes and Elise Topliss. A suggestion of having the Golf Course General Manager, Matt Bryant added to the committee was noted. The Committee is tasked with creating a charter indicating number of committee members, as well as the purpose and intent of the committee.

The Board discussed the Annual Administrative Resolution. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the Annual Administrative Resolution noting that Regular Meetings of the Board will be held every other month on the 2<sup>nd</sup> Tuesday starting February 2026. Ms. Lopez to ensure Workers Compensation is included in the insurance coverages for the District.

The Board reviewed and discussed the First Amendment to IGA between the District and GVR Metropolitan District. Following discussion, upon motion duly made, seconded, and upon vote

unanimously carried, the Board accepted the First Amendment to IGA between the District and GVR Metropolitan District as presented. The Board requested that CEGR Law provide the First Amendment to the GVR Metropolitan District Manager directly.

The Board discussed the Resolution Ratifying the Developer Reimbursement of \$245,394.64 per the Reimbursement Agreement for the traffic light signal/infrastructure at Tower and Maxwell. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the Resolution Ratifying the Developer Reimbursement.

The Board reviewed and discussed the Engagement of CEGR Law to provide additional legal services. Specifically, to provide advice and counsel about water rights matters for the District. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the Engagement of CEGR Law to Provide Additional Legal Services as presented.

**FINANCIAL ITEMS:**

The October 31, 2025, financial statements were provided for Board review with a brief presentation to those present. There was a question as to whether long-term assets should be shown on the balance sheet. Example is water rights. Ms. Lopez to discuss further with the District's accounting team.

The Board reviewed the District disbursements for October 2025. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board ratified the disbursements for October 2025.

The status report from Altitude Law was provided for Board review.

**FIRST CREEK METRO DISTRICT MATTERS:**

The Board discussed the request from DPD for a landing spot between patrols in Green Valley Ranch. Ms. Haynes asked that the request be sent to her for review. No further action taken.

The Board discussed the matters reviewed in executive session as it relates to First Creek Village, Towns at Oakcrest and Tower Commons. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board the District will not be budgeting to service Towns at Oakcrest nor Tower Commons in 2026. The Board discussed keeping the intergovernmental agreement "IGA" with First Creek Village Metropolitan District "FCVMD" active through 2026 with the intent that the District will look to terminate the IGA at the end of 2026 removing the District as the Services District for FCVMD in 2027 and forward. This would include having FCVMD take over responsibility and ownership of Subdistrict 2 & 5 within the FCVMD boundaries. The Board directed CEGR Law to provide such notices as needed to FCVMD, Tower Commons property owners, and Towns at Oak Crest property owners.

**DISTRICT MANAGEMENT REPORT:**

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

The Board reviewed and discussed the 2026 Landscape and Snow Renewal Contract from Environmental Designs, Inc. "EDI". Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the 2026 Landscape and Snow Renewal Contract from EDI with no increase from the current rate for the next three (3) years.

The Board reviewed and discussed the proposal from EDI for installation of leased holiday lighting in the District. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from EDI to install leased holiday lights throughout the District for \$16,876.26.

The Board reviewed and discussed the proposal from EDI for tree wrapping of the trees at a 2" caliper or less. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from EDI to wrap the trees at 2" caliper or less throughout the District for \$18,726.72.

The Board reviewed and discussed the proposal from EDI for winter watering of the trees throughout the District. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from EDI for winter watering for \$8,922.90 per watering round with up to four (4) rounds of watering included.

The Board reviewed and discussed the proposal from RMPS to replenish the mulch in three (3) of the Districts parks playgrounds as noted during a recent playground inspection. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from RMPS to replenish the mulch in the park playgrounds for \$9,375.08.

**OTHER BUSINESS:**

None.

**NEXT MEETING:**

**Next Regular Meeting: Tuesday – December 2, 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 9:38 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.