

**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, October 23, 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 – October 23, 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 Regular Meeting on September 9, 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 purposes of receiving legal advice regarding the request for consent to a transfer of the golf course Concessionaire Agreement to EPR Properties, a real estate investment trust (REIT), acceptance of certain parcels from Developer, reimbursement of Bluebird Club for \$133,506.02 per Capital Reimbursement Agreement, as amended, and age variance request regarding property located at 20162 E. 53rd Pl., per § 24-6-402(4)(b), C.R.S.
9. Legal Items
 - A. Discuss and Consider Age Variance Policy for Fairway Villas and Age Variance Request Regarding Property Located at 20162 E. 53rd Pl.
 - B. Discuss and Consider Approval of the Lease Agreement for the District Office
 - C. Discuss and Consider Reimbursement of Developer for \$245,394.64 per Reimbursement Agreement
 - D. Discuss and Consider Acceptance of Request for Consent to a Transfer of the Golf Course Concessionaire Agreement to EPR Properties, a Real Estate Investment Trust (REIT).
 - E. Discuss and Consider Acceptance of following parcels:
 - Parcel No. 2240029000, Oak Crest streets
 - Parcel No. 14300093000, Enclave streets
 - F. Discuss and Consider Reimbursement of Bluebird Club for \$133,506.02 per Capital Reimbursement Agreement, as Amended
 - G. Discuss and Consider Approval and Adoption of Annual Administrative Resolution
 - H. Discuss and Consider Renewal of IGA between the District and GVR South
10. Financial Items
 - A. Review of Financial Statements for Period Ending September 30, 2025
 - B. Review and Consider Ratification of District Disbursements for September 2025
 - C. Review and Consider Approval of the 2024 Audit for Town Center Metro District
 - D. Review and Discuss 2026 Draft Budgets
 - E. Set Budget Workshop Date
 - F. Review Collection/Enforcement report from Altitude Law
11. First Creek Metro District Matters
 - A. Discuss Ebert's Design Review Committee Reviewing Architectural Requests for First Creek Village Per the IGA
12. District Management Report
 - A. Review and Consider Approval of the Sport Court Change Order for Sidewalk, Lighting and Bollards with Savvy Construction

- B. EDI Monthly Landscape Report
- C. Covenant Enforcement Report - Review and Discuss Neighbor to Neighbor Dispute
- D. Design Review Report

13. Other Business

14. Adjourn

Next Meeting: Thursday, November 20, 2025 @ 7:00 p.m. (Special Meeting)