

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

**HELD** Tuesday, March 4, 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 “EMD”), 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 & Co-Treasurer  
Louis Kennedy, Treasurer  
Cynthia Barclae, Secretary  
Katherine Haynes, Assistant Secretary  
Michael Williams, Assistant Secretary

Also, present were Evan Ela, Cockrel Ela Glesne Greher & Ruhland – General Legal Counsel, Glory Schmidt, Cockrel Ela Glesne Greher & Ruhland, Bill Schmidt, Town Center Metropolitan District, Kurt Schlegel, Special District Solutions, Inc., Sabrina Lopez, Goodwin & Company, Veronica Rodriguez, Goodwin & Company, and members of the public.

**CALL TO ORDER/QUORUM:**

Mr. Schlegel called the role and noted that a quorum of the Board was present. Director Shibles called the meeting to order at 7:00 p.m.

**DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:**

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 approved the agenda, as presented.

**CORRESPONDENCE:**

None

**PUBLIC COMMENT:**

Mr. Schlegel opened the floor for public comment. Ms. Santangelo provided comments regarding the transition and communication being delayed to the Owners as it relates to the management change as of January 1, 2025. She also expressed some concerns about enforcement issues within the community, specifically parking in the auto courts.

**DIRECTOR ITEMS/COMMENTS:** None.

**UNFINISHED BUSINESS:**

2025 Election Update – Ms. Luetjen provided an update on the elections The District did not receive more candidates than open seats, therefore an election will not need to be held. Ms. Haynes indicated she believed an election should still be held and requested a formal vote of the board. Upon further discussion and hearing from other Directors, an election will not be held as it is not a contested election and expensing funds on the election is not necessary. Ms. Haynes has conceded to the will of the Board. A ballot will still be sent out with one question for the consolidation of Ebert Metro District and Town Center Metro District. Ballots will be delivered to eligible electors starting April 14, 2025, the last date to mail-in the ballot is April 22, 2025. Ballots may be dropped off until 7PM on May 6, 2025, at the drop off location. The designated drop off location and how this can be within the District was discussed.

Discussion Regarding Selection Process for Architectural Review Committee – Miss Lopez provided an update on the volunteers. There are currently 8 volunteers thus far. The deadline to submit interest is March 21,2025. The committee may consist of 9 members.

**NEW BUSINESS:**

April 2025 Board Public Work Session Regarding Consolidation Process – Director Shibles discussed holding a public work session at the Green Valley Ranch Library to provide an overview of the consolidation between the two Districts to the Members of the District. This would be an informational meeting only.

Consider Resolution Advocating Voter Approval of Consolidation – Mr. Ela presented the Resolution which allows for the Board to show support of the question on the ballot as it relates to the District’s consolidating and their vote in favor. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the board approved the resolution, as presented.

Discuss and Consider Approval of Resolution Designating Posting Location – The Board reviewed the resolution and discussed the posting location. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the board approved the resolution, as presented noting that the posting location shall be the Green Valley Ranch Library.

**FINANCIAL REVIEW:** Ms. Ferreira provided a review of the Financial Statements for the Periods Ending November 30, 2024 & December 31, 2024.

Review and Consider Ratification of District Payables for the Period ending December 31, 2024. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the board approved the District payables, as presented.

**DISTRICT MANAGEMENT REPORT:** Miss Lopez presented the Management Report. The report included Enforcement updates, and Owner requests.

**EXECUTIVE SESSION:**

An executive session was announced for purposes of receiving legal advice on specific legal questions concerning the proposed consolidation of TCMD and EMD, including limitations mandated by the Fair Campaign Practices Act and the terms and timing of such consolidation per § 24-6-402(4)(b), C.R.S . A vote to enter executive session was taken at 8:20 p.m. and was unanimously carried. The ensuing executive session was attorney- client privileged as determined by legal counsel who was in attendance for the executive session. The board exited the executive session at 8:48 p.m., immediately resuming the general session.

**OTHER BUSINESS:**

Mr. Shibles thanked Ms. Barclae for her service on the Board and for all she has done on behalf of the District and the Residents of the District.

**NEXT MEETING:**

**Next Regular Meeting: Tuesday – June 3, 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 8:50 p.m.

The foregoing minutes constitutes a true and correct copy of the proceedings of the above-referenced meeting and were approved by the Boards of Directors of EMDs.