

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

HELD Tuesday, February 10, 2026, 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 “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
Elise Topliss, Secretary
Dr. Michael Williams, Assistant Secretary
Khadija Haynes, 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 - 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 7:02 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. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the consent agenda with a correction to change the next meeting date year noted as 2025 to 2026 in the December 9, 2025, Meeting Minutes.

CORRESPONDENCE:

A CORA request and communications from staff and legal counsel toward resolution of the request was reported to the Board.

PUBLIC COMMENT:

The floor was open for public comment. Comments and discussion took place regarding a new housing development proposed by Denver Housing Authority and Brikman Group in Ebert, Aurora pipeline restoration in progress, and invasive thistles spreading along this area.

DIRECTOR ITEMS/COMMENTS:

None.

COMMITTEE REPORTS

Landscape Committee – Mr. Morie provided a recommendation from the Committee to accept the proposal from Environmental Designs “EDI” to plant 200 2” caliper trees in the restored tree lawn areas. He also presented the plan for the proposed demonstration gardens going in at N. Dunkirk St. between E. Robbins Dr. and Maxwell Pl. provided by EDI. This demo area will provide residents with ideas to change their yards over from sod to low water plant material that would be acceptable to the District. Additional street lawn areas are being considered for future demonstration areas. Some members of the Board indicated they would like to ensure equitable improvements throughout the District ensuring improvements are not just going in near or around the retirement community.

Community Advisory Committee (CAC) for Subdistrict 1 – No Report.

Financial Operating Committee (FOC) – Mr. Shibles reported that the committee met to review the Year End 2025 financials. Adjustments are being made by Goodwin. Budget amendments may be needed pending final statements.

Golf Course Communications Committee – Ms. Topliss reported that the committee met for their first meeting which was a success. She also reported that the golf course has stated they would be removing the dumpster area at the southeast end of the course. The area would be returned to its natural state.

Land and Districts, LLC. – Mr. Knopinski provided a report on Towns at Oakcrest, Tower Commons and First Creek Village. There was discussion regarding the traffic light costs and detention pond maintenance responsibility near Tower and Maxwell.

EXECUTIVE SESSION

An Executive Session was announced for the purposes of receiving legal advice regarding reimbursement request by the Bluebird Club for \$133,506.02 per Capital Reimbursement Agreement, as amended, a Colorado Open Records Act request, 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. A vote to enter executive session was duly made and 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 returned to the general session at 9:24 p.m.

LEGAL ITEMS:

The Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges was tabled for revisions to reflect costs for collections per the Goodwin & Co contract.

Ms. Schmidt reported to the board that Schedio Group's review was completed for the traffic light improvements located at the intersection of Tower Road and Maxwell and that the District should seek 50% reimbursement from the parties that are to share in this improvement cost with the District.

FINANCIAL ITEMS:

Ms. Lopez reported that Year End 2025 financials were in progress.

The December 2025 and January 2026 Disbursements were provided for Board review. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the December 2025 and January 2026 Disbursements as presented.

FIRST CREEK METRO DISTRICT MATTERS:

None.

DISTRICT MANAGEMENT REPORT:

The Board reviewed and discussed the proposal from EDI to install boulders in the rocked area between the drives in filing 63 due to safety concerns. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal for installation of nine boulders in filing 63 by EDI to eliminate vehicles from driving through the rocked area separating one side of the driveway for \$19,141.84.

The Board reviewed and discussed the proposal from EDI to plant 200 trees in the remediated tree wells. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from EDI to plant 200 trees adding in the option of 20 additional trees along with mulch and edging in the well areas. Winter watering and tree wrapping were also selected. Total project cost is \$196,396.51.

The Board reviewed and discussed the proposal from Alligator Spa and Pools to maintain the Outdoor pool in Subdistrict 3 for the pool season 5 days a week. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from Alligator Spa and Pools to maintain the outdoor pool for the season at Subdistrict 3 for \$11,800.

Ms. Lopez reported that following a submission for funds from the Safety Grant, a grant was issued to the District in the amount of \$625.00, which was applied against the playground mulch replenishment invoice.

The Board discussed the proposed development plan from Denver Housing Authority and Brikman Group for the vacant land across at Tower Rd and E. 50th Ave. Two members of the Board, Khadija Haynes and Dr. Michael Williams volunteered to take the lead on meeting with Green Valley Vistas to discuss this development proposal further. Ms. Lopez will arrange a meeting with the parties.

Ms. Lopez reported that Oakwood Homes was looking to conduct a walk of Subdistrict 5 in First Creek Village to have the District take over maintenance responsibility for the common landscaping. The Board agreed to have the District Manager proceed with scheduling the walk to ensure that standards of construction have been met and for the District to take over maintenance responsibility for the accepted landscaping for the 2026 fiscal year.

Ms. Lopez reported on the Geothermal system showing pressure issues in the clubhouse of Subdistrict 1. It is being further inspected by MTech.

The Board reviewed and discussed the proposal from EDI to enhance the landscaping surrounding the newly installed sport court in the park at E. 55th Ave and N. Lisbon St. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the landscape enhancements surrounding the sport court at E. 55th Ave and N. Lisbon St. for \$28,159.84.

Ms. Lopez provided an updated on the Aurora Pipeline Restoration.

The Board discussed partnering with Bling Entertainment and Events for the 2026 community events. The Board would like to see other companies provide a proposal for this year's events.

The Board discussed the part-time position proposed and approved by the CAC in Subdistrict 1. Ms. Lopez will work with Goodwin to post the position.

OTHER BUSINESS:

The Board directed CEGR Law to quit claim the parcels owned by the District and located within Tower Commons to the commercial property owners within Tower Commons so as to eliminate any District maintenance responsibility for such parcels.

The Board discussed final payment of invoice from Land and District, LLC. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized payment of \$15,812.50 to Land and Districts, LLC for the work performed under the 2025 contract.

NEXT MEETING:

Next Regular Meeting: April 21, 2026 @ 7:00 p.m.

ADJOURNMENT:

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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 10:46 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.