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, August 11, 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 – August 11, 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	**Term Expires**
Louis Kennedy, President	May 2027
Vacant, Treasurer *(*appt until next election)*	May 2029
Elise Topliss, Secretary	May 2029
Khadija Haynes, Assistant Secretary	May 2029
Michael Williams, Assistant Secretary	May 2027

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 June 9, 2026

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. Board Candidate Introductions: Time limited to a maximum of three (3) minutes.
    A. Consider Appointment to fill Board Vacancy

8. Committee/Consultant Reports
    A. Landscape Committee
    B. Finance and Operations Committee (FOC)
    C. Golf Course Communications Committee
    D. Design Review Committee (DRC)

9. Financial Items
    A. Review of Financial Statements for month ending June 30, 2026
    B. Review and Consider Ratification of District Disbursements for June and July 2026
    C. Ratification of 2025 Audit Extension

10. Executive Session
    A. Executive Session for the purpose of receiving legal advice regarding the provision of services to First Creek Village Metropolitan District, District-owned property and conveyance thereof, including public improvements located thereon, payment of outstanding consultant invoices, and outstanding reimbursement request; all such legal advice per § 24-6-402(4)(b), C.R.S.

11. Legal Items
    A. Review and Approve Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges
    B. Discuss and Consider Approval of Permanent Easement on Open Space Property for the Trail System.
    C. Discuss and consider approval of Bill of Sale for Public Improvements (Landscaping) on State Land Board – Parcel 4 & 6
    D. Water rights summary.

12. First Creek Metro District Matters

13. District Management Report/Matters
    A. Ratification of Vote Conducted Outside of a Meeting Approving the Repairs to the Geothermal/ HVAC systems in the Subdistrict 1 Clubhouse by Advanced Hydronics
    B. Review and Discuss Dog Park Dismantle proposals from EDI and Arrow
    C. Review and Consider Approval of the Fee Study by Berry Dunn for Subdistrict 2 & 5
    D. Review and Consider Approval of Insurance Property Schedule and Coverage Increases
    E. Review and Consider Approval to install an Upgraded Camera System by Prosec in Subdistrict 3
    F. Discuss Damage at Sport Court in the park at 55th Ave and Malaya St
    G. DRC and Enforcement Reports Enclosed

14. Other Business

15. Adjourn

Next Regular Meeting will be held on Tuesday, October 13, 2026 @ 7:00 p.m.