

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

**HELD** Tuesday, September 9, 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 “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  
Katherine Haynes, Assistant Secretary  
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 7:03 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. An amendment was made to move items 9. E & F. under Management Report. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board approved the agenda as amended.

**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 approved the consent agenda items.

**CORRESPONDENCE:**

None

**PUBLIC COMMENT:**

The floor was open for public comment. Discussion was had regarding the dumpster at the golf course being unsightly and attracting rodents, gas line not shielded properly causing puncture

concerns in the homes, Aurora pipeline work left the grounds needing additional work and invasive thistle in pipeline areas.

**DIRECTOR ITEMS/COMMENTS:**

Ms. Haynes commented on the Aurora Pipeline needing additional restoration and the golf course dumpster still being unacceptable as is.

**COMMITTEE REPORTS**

Landscape Committee – Mr. Morie presented the revisions to the Design Guidelines as recommended by the committee. Following discussion, upon motion duly made, seconded, and upon vote carried, the Board accepted the revisions to the Design Guidelines as proposed.

Community Advisory Committee (CAC) for Subdistrict 1 – Ms. Noble provided updates from the CAC. They are recommending blinds in the sun windows, benches along the walk paths, and fixing the drafts under the doors in the clubhouse.

Financial Operating Committee (FOC) – Mr. Shibles reported that the budget process will be underway this month. Members of the FOC and Board met with Goodwin’s accounting team at the Goodwin office the day prior to review the most current financials. The first draft budget is due by Oct. 15<sup>th</sup>. Mr. Kennedy reported working through the transition financial reports and budget workshops to take place.

Land and Districts, LLC. – Mr. Knopinski reported the billing for the Towns at Oakcrest had been on hold under prior management. Billing is being sent now and late fees are being waived while this issue is being resolved. He also reported on the parcels of land requested to be turned over to the District from the Developer.

**EXECUTIVE SESSION:**

An Executive Session was announced for the purposes of receiving legal advice regarding the proposed District Lease Agreement, 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 and HC Land Investments, LLC, potential dismissal of case No. 2023CV32212 against Town Center Metropolitan District, reimbursement of Developer for \$245,394.64 per Reimbursement Agreement, and ponds and Argonne tree lawn in Tower Farms, per § 24-6-402(4)(b), C.R.S. A vote to enter executive session was made and unanimously carried. The executive session was entered at 7:34 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 8:57 p.m.

**LEGAL ITEMS:**

The Board discussed and reviewed the Lease Agreement for the District Office. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the Lease Agreement for the District Office pending additional negotiations with the lease agent.

Consider Reimbursement of Developer for \$245,394.64 per Reimbursement Agreement was tabled by the Board.

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). was tabled by the Board pending additional information from the concessionaire. The Board directed CEGR Law to send a letter requesting additional information.

The Board discussed and considered acceptance of the parcels noted in item D. i – iv. Mr. Knopinski indicated that Parcel No. 0014300093000, 21010 E Beekman Place streets have been accepted by the City and acceptance documents will be provided. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the parcel that connects the walk path only. All other consideration for parcels noted have been rejected at this time.

The Board discussed Dismissal of Case No. 2023CV32212 against Town Center Metropolitan District. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board directed CEGR Law to proceed with dismissal of Case No. 2023CV32212 against Town Center Metropolitan District.

The Board discussed scheduling of additional Regular Board Meetings. Meetings will be added in October and November. Budget workshops were considered. Mr. Shibles will send available dates for workshops to be held. Ms. Lopez will coordinate dates with the Board and those from the subdistricts that would like to be present at such workshops.

**FINANCIAL ITEMS:**

The July 31, 2025, financial statements were provided for Board review. Ms. Lopez made a request for consideration to close the CSAFE accounts where property taxes were being deposited and open Public Deposit accounts with Alliance Bank, a Goodwin banking partner and the bank in which the operating accounts are already being held for the District. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the closure of all CSAFE accounts, opening Western Alliance public deposit accounts for collection of property taxes for the District moving forward.

The Board reviewed the District disbursements for August 2025. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the disbursements for August 2025, as presented.

Ms. Lopez provided the status report from Altitude Law. Accounts have been discussed with Altitude Law requesting any action on accounts not already in payment plan or otherwise showing significant progress to stop. The report indicates those accounts they would be closing.

**FIRST CREEK METRO DISTRICT MATTERS:**

Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the first and second tree removal proposals from Monarch Trees to remove the dead trees as recommended by the First Creek Village Metropolitan District Board of Directors.

Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the tree fertilization proposal from Monarch Trees as recommended by the First Creek Village Metropolitan District Board of Directors.

**DISTRICT MANAGEMENT REPORT:**

Ms. Lopez presented the Management Report. The report included a Landscape Report from EDI, Enforcement and Architectural Review reports and a Lifestyle Report from Bling Entertainment.

Ms. Lopez provided an overview of the Native Grass Plan. The intent is to allow the native grass to grow in length to allow for seeding and regeneration of the native grass. Beauty bands will be done along the walk paths to prevent overgrowth onto the paths. The native will be continuously monitored and treated for weeds along with debris cleanup. As we roll into winter, the native will be mowed completely down, allowing for a fresh start in the next years growing season. Improvements to the native are already apparent, with additional improvements over the next few years. It will take some time to reestablish the native grass to its true intent. Signage to be installed throughout the native in 2026 to help with informing residents of the intent of native grass.

The Board discussed the proposal to refurbish the gravel path in the native space in CP Bedrock. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the proposal from EDI to refurbish the native walk path with gravel and landscape edging.

The golf course dumpster was discussed earlier in the agenda. Further discussion will take place with the golf course to provide better screening and rodent deterrent.

The Board discussed the revisions to the Fairway Villas Handbook for Subdistricts 1 & 4. Following discussion, upon motion duly made, seconded, and upon vote carried, with one abstained, the Board accepted the revisions to the Fairway Villas Handbook as presented.

The Board discussed the proposed quarterly newsletter proposed by Porchlink. There was some uncertainty around the cost to communicate with the Owners and if it would be successful. This was tabled for further information on ads and offset of cost.

The Board discussed Subdistrict 5 landscape acceptance walkthrough with Oakwood and determined they would not be willing to entertain acceptance until the electrical to the irrigation clocks was working.

**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 10:24 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.