

**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, September 9, 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:** Tuesday – September 9, 2025

**TIME:** 7:00 p.m.

**LOCATION:** Virtual via Zoom at <https://goodwintx.zoom.us/j/9524154326?omn=84419158375>  
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 Special Meeting on June 23, 2025
  - B. Acceptance of Minutes from the Special Meeting on August 18, 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
    - i. Resolution Approving Revised Landscape Design Standards for Front, Side, and Back Yard
  - B. CAC
  - C. FOC
  - C. Land and Districts, LLC
8. Executive Session:
  - A. Executive Session 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.
9. Legal Items
  - A. Review and Consider Acceptance of the Lease Agreement for the District Office
  - B. Consider Reimbursement of Developer for \$245,394.64 per Reimbursement Agreement
  - C. 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).
  - D. Discuss and Consider Acceptance of following parcels:
    - i. Parcel No. 002240028000, 3871 N Himalaya Rd. - streets (currently owned by Clayton Properties Group Inc.)
    - ii. Parcel No. 152334900, 18597 E. 54<sup>th</sup> Ave. – small landscape tract (currently owned by Clayton Properties Group Inc.)
    - iii. Ponds and Argonne tree lawns in Tower Farms
    - iv. Parcel No. 0014300093000, 21010 E Beekman Place (currently owned by HC Land Investments, LLC)
  - E. Discuss and Consider Acceptance of Detention Pond Landscaping at Maxwell and Tower and Maxwell and Argonne as proposed by EDI per the Development Plan.
  - F. Discus and Consider Acceptance of the Street Lawn Landscaping by EDI per the Development Plan.
  - G. Discussion Regarding Dismissal of Case No. 2023CV32212 against Town Center Metropolitan District
  - H. Discussion Regarding Scheduling of Additional Regular Board Meetings
    - i. Discuss and Consider Scheduling October Board Meeting for Purposes of Budget Workshop

10. Financial Items

- A. Review of Financial Statements for Period Ending July 31, 2025
- B. Review and Consider Ratification of District Disbursements for August 2025
- C. Review Collection/Enforcement report from Altitude Law

11. First Creek Metro District Matters

- A. Review and Consider Acceptance of Tree Removal Proposals with Monarch Trees
- B. Review and Consider Acceptance of Tree Fertilization Proposal with Monarch Trees

12. District Management Report

- A. Discuss Native Grass Plan
- B. Review and Consider Acceptance to Rehab Gravel Path at Open Space in CP Bedrock by EDI
- C. Discuss Golf Course Dumpster Screening
- D. Review and Consider Acceptance of the Fairway Villas Handbook
- E. Review and Consider a Quarterly District Newsletter with Porchlink
- F. Discuss Subdistrict 5 Landscape Acceptance Walkthrough with Oakwood
- G. EDI Monthly Landscape Report
- H. Covenant Enforcement Report
- I. Design Review Report

13. Other Business

14. Adjourn

**Next Regular Meeting: December 2, 2025 @ 7:00 p.m.**