

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

**HELD** Tuesday, December 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  
Elise Topliss, 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 from Goodwin & Company, and members of the public.

Director(s) Absent:

Dr. Michael Williams, Assistant Secretary – Excused

**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 7:01 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 with the removal of item 10.H, as they are included under the General Fund Hearing.

**CONSENT AGENDA:**

The Board reviewed and discussed the consent agenda item. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board accepted the consent agenda as presented.

**CORRESPONDENCE:**

None.

**PUBLIC COMMENT:**

The floor was open for public comment. Comments included concerns with an outflow basin just behind Subdistrict 5 east of Tower. It is owned by Oakwood, with a response pending from them on what they plan to do to resolve this matter. Further concern was raised on the dumpster area on the golf course near the trail.

**DIRECTOR ITEMS/COMMENTS:**

None.

**COMMITTEE REPORTS**

Landscape Committee – Ms. Lopez indicated that the Committee discussed safety and clearance pruning of the trees in some areas with a proposal provided by the landscape company.

Community Advisory Committee (CAC) for Subdistrict 1 – Ms. Lopez indicated that the CAC would be meeting to discuss the 5-year capital plan for subdistrict 1.

Financial Operating Committee (FOC) – Mr. Shibles indicated that the committee worked to finalize the budget prior to the hearing.

Golf Course Communications Committee – Ms. Topliss indicated that the Committee would be having their first meeting this week.

Land and Districts, LLC. – Mr Knopinski encouraged the Board to allow additional time for First Creek Village, Tower Commons and Towns at Oakcrest to figure out how they can stand on their own before proceeding with termination of the IGA.

**EXECUTIVE SESSION**

An Executive Session was announced for the purposes of receiving legal advice regarding the outstanding golf course issues, the District's provision of services to the Towns at Oak Crest, First Creek Village Metropolitan District, and Tower Commons communities, provision of bonuses in 2025 to employees of Goodwin & Co., and 2026 contracts between the District and Goodwin & Co. for various management services; 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 8:24 p.m.

**LEGAL ITEMS:**

The Board discussed approval of the 2026 District Management Services Agreement between the District and Goodwin & Co. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized Mr. Shibles and/or Ms. Topliss to sign the 2026 District Management Services Agreement between the District and Goodwin & Co. upon receipt.

The Board discussed the 2026 Management Services Agreement (First Creek Village Metropolitan District, and Towns at Oak Crest to include Tower Commons) between the District

and Goodwin & Co. It was noted that Goodwin & Co. may submit a change order for the services they will be providing in 2026. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized acceptance of the 2026 Management Services Agreement and/or change order (First Creek Village, Tower Commons and Towns at Oak Crest) between the District and Goodwin & Co. with Towns at Oakcrest managed for 4-months only and Tower Commons to include management of the five common area parcels only, based on further discussions with the First Creek Metropolitan District Board of Directors.

An update was provided by CEGR Law regarding the First Amendment to the IGA between the District and GVR Metropolitan District. The First Amendment was provided to the GVR Metropolitan District for review. Their meeting is being held this week. There was some initial reaction to the costs involved in the maintenance. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized termination of the IGA between the District and GVR Metropolitan District if they did not accept the First Amendment to the IGA as presented.

There were no additional items for discussion.

**FINANCIAL ITEMS:**

Ms. Lopez indicated that a Public Hearing to Consider Amendment of the 2025 Budget was not necessary. No further action taken.

Ms. Lopez opened the Public Hearing on the proposed 2026 Budget for the General Fund. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-01, Resolution to Adopt the 2026 Budget General Fund with an amendment to include 4-months of services for Towns at Oakcrest and 12-months of services on the five common area parcels for Tower commons, Appropriate Sums of Money, and Set Mill Levies.

Ms. Lopez opened the Public Hearing on the proposed 2026 Budget for Subdistrict 1. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-02, Resolution to Adopt the 2026 Budget for Subdistrict 1, Appropriate Sums of Money, and Set Mill Levies.

Ms. Lopez opened the Public Hearing for the proposed 2026 Budget for Subdistrict 2. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-03, Resolution to Adopt the 2026 Budget for Subdistrict 2, Appropriate Sums of Money, and Set Mill Levies.

Ms. Lopez opened the Public Hearing for the proposed 2026 Budget for Subdistrict 3. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-04, Resolution to Adopt the 2026 Budget for Subdistrict 3, Appropriate Sums of Money, and Set Mill Levies.

Ms. Lopez opened the Public Hearing for the proposed 2026 Budget for Subdistrict 4. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-05, Resolution to Adopt the 2026 Budget for Subdistrict 4, Appropriate Sums of Money, and Set Mill Levies.

Ms. Lopez opened the Public Hearing for the proposed 2026 Budget for Subdistrict 5. Following discussion, the Public Hearing was closed. Upon motion duly made, seconded, and upon vote unanimously carried, the Board adopted Resolution No. 2025-12-09-06, Resolution to Adopt the 2026 Budget for Subdistrict 5, Appropriate Sums of Money, and Set Mill Levies.

The Board considered appointment of the District Accountant to prepare the 2026 Budget. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board appointed the District Accountant to prepare the 2026 Budget.

The Board discussed authorizing the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

**FIRST CREEK METRO DISTRICT MATTERS:**

None.

**DISTRICT MANAGEMENT REPORT:**

The Board discussed renewal of the District's insurance policy, upon receipt, for 2026. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized acceptance of the renewal insurance policy covering the District through 2026.

The Board discussed renewal of the Special District Association Membership for 2026. Following discussion, upon motion duly made, seconded, and upon vote unanimously carried, the Board authorized renewal of the Special District Association Membership for 2026.

**OTHER BUSINESS:**

None.

**NEXT MEETING:**

**Next Regular Meeting: Tuesday – February 10, 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 9:09 p.m.

**RECORD OF PROCEEDINGS**

Ebert Metropolitan District

December 9, 2025

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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.