

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3

201 E. 4th St. #130
Loveland, Colorado 80537-5601
Tel: (970) 290-6586 • (970) 236-1279
<https://www.eaglebrookmeadowsmd.live/>

NOTICE OF A REGULAR MEETING AND AGENDA

DISTRICT NOS. 1 & 3

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expiration:</u>
Robert Eck	President & Chairperson	May 2025
Vacancy	Secretary & Treasurer	May 2025
Erik Halverson	Assistant Secretary	May 2027
Donald Guerra	Assistant Secretary	May 2027
Vacancy	Director	May 2025

DISTRICT NO. 2

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expiration:</u>
Robert Eck	President & Chairperson	May 2025
Jeanne Findley	Vice President	May 2025
Erich Menzel	Treasurer	May 2027
Roberto Ortiz	Secretary	May 2027
Peter Sankhagowit	Director	May 2025

DATE: May 2, 2024
TIME: 6:30 P.M.
LOCATION: ZOOM

THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS:

Join Zoom Meeting
<https://us06web.zoom.us/j/81526540763?pwd=2fQJaXpYZyE7GA0PcP0M0aJX0ZrKQf.1>
Meeting ID: 815 2654 0763
Passcode: 011498
Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Declaration of Quorum/Call to Order
- B. Present Disclosures and Potential Conflicts of Interest
- C. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- D. Review and consider approval of the February 1, 2024, regular meeting minutes.
- E. Election of Officers for District Nos. 1 & 3

II. PUBLIC COMMENT

A. Public Comment. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.

III. DISTRICT MANAGEMENT ITEMS

A. District Manager’s Report

B. Discuss ARC Review Process and Consider Appointment of ARC members and Amended Review Fees.

C. Discuss Annual Meeting Schedule.

IV. FINANCIAL ITEMS

A. Review Unaudited Financial Statements through March 31, 2024.

B. Review and ratify / approve payment of claims through March 31, 2024.

C. Discuss and Consider adoption of administrative fee.

V. DIRECTOR ITEMS

A. Discuss Community Maintenance Items

i. Builder Advertising Sign Posts

ii. Monument Update – Replace mulch with rock.

iii. Fence Maintenance

iv. Tree Replacements

VI. LEGAL ITEMS

A. District No. 1: Consideration and Approval of Website Accessibility Resolution

B. District No. 2: Consideration and Approval of Website Accessibility Resolution

C. District No. 3: Consideration and Approval of Website Accessibility Resolution

D. Executive Session: Pursuant to § 24-6-402(4)(b) and (e), C.R.S. for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators related to a Temporary Construction Easement and Permanent Utility Easement for Hartford Acquisitions, LLC and for the purpose of receiving legal advice on specific legal questions related thereto.

E. District No. 1: Consideration and Approval of Temporary Construction Easement Agreement with Hartford Acquisition, LLC and Permanent Utility Easement with the City of Loveland

F. District No. 1: Consideration and Approval of Resolution Approving the Initiation

of Consolidation with Eagle Brook Meadows Metropolitan District Nos. 2 and 3, and in connection therewith, the approval of a Consolidation Agreements among the Districts.

G. District No. 2: Consideration and Approval of Resolution Concurring with the Initiation of Consolidation with Eagle Brook Meadows Metropolitan District Nos. 1 and 3, and in connection therewith, the approval of a Consolidation Agreements among the Districts.

H. District No. 3: Consideration and Approval of Resolution Concurring with the Initiation of Consolidation with Eagle Brook Meadows Metropolitan District Nos. 1 and 2, and in connection therewith, the approval of a Consolidation Agreements among the Districts.

VII. OTHER MATTERS

VIII. ADJOURNMENT