

**NOTICE OF SPECIAL MEETING
EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3**

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Eagle Brook Meadows Metropolitan District Nos. 1-3, Larimer County, Colorado, has been scheduled for, Tuesday, November 15, 2022, at 12:00 p.m., via teleconference. At such meeting, the Board shall conduct the regular business of the District and any other business which may come before the Board. All meetings are open to the public. The Board reserves the right to adjourn to an executive session to discuss items allowed under C.R.S. 24-6-402(4).

**NOTICE OF COORDINATED SPECIAL MEETING AND AGENDA
FOR EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3**

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1 & 3

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Robert Eck, II	President	May 2025
Vacancy	Secretary/Treasurer	May 2025
Erik Halverson	Assistant Secretary	May 2023
Donald Guerra	Assistant Secretary	May 2023
Vacancy	Director	May 2025

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 2

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Robert Eck, II	President	May 2025
Brett Wisniewski	Director	May 2025
Hope Pruet	Assistant Secretary	May 2023
Jeanne Findley	Director	May 2025
Vacancy	Director	May 2023

DATE: November 15, 2022 (Tuesday)

TIME: 12:00 P.M.

PLACE: Via Zoom and Teleconference

VIRTUAL - TO JOIN VIA ZOOM:

<https://us02web.zoom.us/j/89291206926?pwd=eUdBak5OSy9jY3BHT3ZQNlUdYU2N5QT09>

WEBINAR ID: 892 9120 6926; PASSCODE: 131272; TOLL-FREE: 888-788-0099

I. ADMINISTRATIVE ITEMS – (District Nos. 1 - 3)

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any potential Conflicts of Interest.
- C. Approval of Agenda.
- D. Public Comments. Comments are limited to three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – February 24, 2022, Special Meeting Minutes.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.

III. FINANCIAL ITEMS – (District Nos. 1 - 3)

- A. Approval of September 30, 2022, Financial Statements.

- B. Public Hearing regarding the Proposed Amended 2022 Budget.
- C. Consider Adoption of Amended 2022 Budgets; Consider Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2023 Budgets.
- E. Consider Adoption of 2023 Budgets; Consider Approval of Resolution to Adopt Budgets; and Appropriate Sums of Money.
- F. Ratification of the 2021 Audited Financials for District Nos. 1 & 3.
- G. Ratification of the 2021 Audit Exemption for District No. 2.
- H. Consider Engagement of 2022 Auditor.

IV. CAPITAL INFRASTRUCTURE ITEMS – (District No. 1)

- A. District Capital Infrastructure Report.
- B. Capital Fund Summary Review.

V. LEGAL ITEMS

- A. Consideration and Approval of Resolution Imposing Operations and Maintenance Fee.
- B. Consideration and Approval of 2023 Annual Administrative Matters Resolution.
- C. Consideration and Approval of 2023 Meeting Resolution.
- D. Consideration and Approval of 2023 Election Resolution for Districts Nos. 1 and 3.
- E. Consideration and Approval of 2023 Election Resolution for District No. 2.
- F. Consideration and Approval of Second Amendment to 2021 Funding and Reimbursement Agreement with Front Range Investment Holdings, LLC ("FRIH"), and in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to FRIH to Secure Repayment for Operating Advances.
- G. Consideration and Approval of Fourth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with FRIH for Capital Advances.
- H. Consideration and Approval of Eagle Brook Meadows Maintenance Cost Sharing Agreement with Eagle Brook Townhomes Association.
- I. Discuss and Consider Acceptance of Open Space parcels from Front Range Investment Holdings, LLC.

VI. MANAGEMENT AND OPERATIONAL MATTERS – (District Nos. 1 - 3)

- A. District Manager's Report.
- B. Consider Installation of Pet Waste Stations.
- C. Consideration and Approval of 2023 Master Service Agreements with Operations and Maintenance Service Contractors.
 - 1. Foothills Landscape Maintenance
 - 2. High Plains Environmental Center
 - 3. SWPPP Colorado
 - 4. Affordable Pest Control
 - 5. Fiske Electric
- D. Consider Authorization to Execute 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget.

VII. OTHER ITEMS

c/o Pinnacle Consulting Group, Inc.
 5050 West Eisenhower Blvd. Loveland, CO 80537
 Phone: 970-669-3611/FAX: 970-669-3612
 Email: info@eaglebrookmeadowsmd.live

VIII. ADJOURNMENT

Should an individual require accommodation in order to participate at the meeting, the District requests that the individual contact the District's office in advance of the public meeting to provide notice of the requested accommodation.

By /s/ Nicole Wing
District Administrator