

EAGLE BROOK MEADOWS
METROPOLITAN DISTRICT NOS. 1-3

NOTICE OF SPECIAL 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: June 8, 2023 (Thursday)

Time: 4:00 P.M.

Place: ZOOM & Teleconference

[Click here to join the meeting](#) (Please press the control key and click to access the hyperlink)

<https://tinyurl.com/yc8m2akv> (This link can be copied into your web browser)

719-359-4580; WEBINAR ID: 822 2591 1728; PASSCODE: 256362 (If joining by phone)

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 Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

II. CONSENT AGENDA – (District Nos. 1 – 3)

- A. Approval of Minutes – February 2, 2023 Regular Meeting.
- B. Ratification of Payables.
- C. Ratification of Contract Modifications.

Professionally Managed by:
Pinnacle Consulting Group, Inc.
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Phone: 970-617-2476 | FAX: 970-669-3612
District Email: info@eaglebrookmeadowsmd.live
District Website: www.eaglebrookmeadowsmd.live

III. DISTRICT MANAGER ITEMS

- A. District Manager’s Report.
- B. Discussion Regarding Fence Installation Requirements.
 - a. Consideration and Approval by the Board of Fence Waivers and Reimbursements.

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

- A. District Capital Infrastructure Report and District Project Manager Update.
- B. Capital Fund Summary Review.

V. FINANCIAL ITEMS – (District Nos. 1 – 3)

- A. Review Unaudited Financial Statements for the period ending March 31, 2023.
- B. Ratification of 2022 Audit Exemption for District No. 2.
- C. 2022 Audit Update.

VI. LEGAL ITEMS

- A. Consideration and Acceptance by District No. 1 of Bargain and Sale Deed from Front Range Investment Holdings, LLC for open space parcels.
- B. Consideration and Approval by District No. 1 of Easement Agreement with Front Range Investment Holdings, LLC.
- C. Consideration and Approval by District No. 1 of Maintenance Cost Sharing Agreement with Eagle Brook Townhomes Association.
- D. Consideration and Approval by District No. 1 of Amendment to Design Guidelines applicable to Lots in the Eagle Brook Meadows Development.
- E. Discussion Regarding SB23-110 – Annual Community Meeting Requirements.

VII. DIRECTOR ITEMS

- A. Discuss Status of Metco Landscaping Contract and Retainage.
- B. Other Director Items.

VIII. EXECUTIVE SESSION – Pursuant to § 24-6-402(4)(b & e), C.R.S. for the purpose of receiving legal advice on specific legal questions and determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators as they may relate to contracts between the District and other parties including consultants, contractors and other service providers.

IX. ACTIONS TO BE TAKEN ON ITEMS FROM EXECUTIVE SESSION

X. OTHER MATTERS

XI. ADJOURNMENT

*****The next Regular Meeting is scheduled for August 3, 2023*****