

**EAGLE BROOK MEADOWS**  
**METROPOLITAN DISTRICT NOS. 1-3**

*NOTICE OF SPECIAL MEETING AND AGENDA*

**DISTRICT NOS. 1 & 3**

| <b><u>Board of Directors</u></b> | <b><u>Office</u></b>    | <b><u>Term Expiration</u></b> |
|----------------------------------|-------------------------|-------------------------------|
| 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**

| <b><u>Board of Directors</u></b> | <b><u>Office</u></b>    | <b><u>Term Expiration</u></b> |
|----------------------------------|-------------------------|-------------------------------|
| 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 22, 2023 (Thursday)**

**Time: 11:30 A.M.**

**Place: ZOOM & Teleconference**

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

<https://tinyurl.com/ye8m2akv> (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. 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.

**III. 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.

**IV. DIRECTOR ITEMS**

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

- V. 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.

**VI. ACTIONS TO BE TAKEN ON ITEMS FROM EXECUTIVE SESSION**

**VII. OTHER MATTERS**

- VIII. PUBLIC COMMENT** – On non-agenda items. (Limited to three (3) minutes per speaker).

**IX. ADJOURNMENT**

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