

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 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/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.

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.

Professionally Managed by:
Pinnacle Consulting Group, Inc.
550 W. Eisenhower, Loveland, CO 80537
Phone: 970-617-2476 | FAX: 970-669-3612
District Email: info@eaglebrookmeadowssmd.live
District Website: www.eaglebrookmeadowssmd.live

- 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*****