

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

## **NOTICE OF REGULAR 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: November 2, 2023 (Thursday)**

**Time: 10:00 A.M.**

**Place: ZOOM & Teleconference**

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/89908356909?pwd=alpaQ1hicTdRdmd4RVZMOW40V3RIQT09>

Webinar ID: 899 0835 6909; Passcode: 838483

Telephone: 1 669 444 9171; OR 1 719 359 4580

#### **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**

- A. Approval of Minutes – May 15, 2023, June 8, 2023, and June 22, 2023, October 18, 2023, Special Meetings.
- B. Ratification of Payment of Claims.
- C. Ratification of Contract Modifications.
- D. Approval of 2024 Annual Administrative Matters Resolution.
- E. Approval of 2024 Meeting Resolution.
- F. Approval of First Amendment to Public Records Policy.

#### **III. DISTRICT MANAGER ITEMS**

- A. District Manager’s Report.

Professionally Managed by:  
Pinnacle Consulting Group, Inc.  
550 W. Eisenhower, Loveland, CO 80537  
Phone: 970-617-2476 | FAX: 970-669-3612  
District Email: [info@eaglebrookmeadowsmd.live](mailto:info@eaglebrookmeadowsmd.live)  
District Website: [www.eaglebrookmeadowsmd.live](http://www.eaglebrookmeadowsmd.live)

- B. Discussion of Delinquent Operations and Maintenance Fees.
- C. Consideration and Approval of Engagement with Altitude Law to Facilitate Collections.
- D. Consideration and Approval to Establish ARC Committee.
- E. Consideration and Approval of 2024 Master Service Agreements with Operations and Maintenance Service Contractors (Term of agreements are January 1, 2024 – December 31, 2024; Amounts to be approved in the 2024 Budget).
  - i. Affordable Pest Control –Pest control services.
  - ii. Fence Consulting Services – Fence repairs and staining.
  - iii. Fiske Electric – Electrical services.
  - iv. Foothills Landscape Maintenance – Landscape maintenance, snow removal, repairs and replacements, irrigation locating.
  - v. High Plains Environmental Center – Native grass maintenance.
  - vi. SWPPP Colorado – Storm structure maintenance.
- F. Consider Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget.

#### **IV. FINANCIAL ITEMS**

- A. Review Unaudited Financial Statements for the period ending June 30, 2023.
- B. Public Hearing regarding the Proposed Amended 2023 Budgets.
- C. Consider Adoption of Amended 2023 Budgets; Consideration and Approval of Resolution to Amend Budgets; and Appropriate Sums of Money.
- D. Public Hearing regarding the Proposed 2024 Budgets.
- E. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money.
- F. Review and Consider Proposals for 2024 Audit Services.

#### **V. LEGAL ITEMS**

- A. Consideration and Approval of Fourth Amendment to 2021 Funding and Reimbursement Agreement with Front Range Investment Holdings, LLC, and in connection therewith, the refunding of a Subordinate Note and issuance of a new Subordinate Note to Front Range for operating advances.
- B. Consideration and Approval of Fifth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with Front Range Investment Holdings, LLC.

#### **VI. DIRECTOR ITEMS**

- A. Discussion and Consideration of Engagement of District Management Firm for 2024.

#### **VII. OTHER MATTERS**

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

**IX. EXECUTIVE SESSION** – If necessary, pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

#### **X. ADJOURNMENT**

***\*\*The next Regular Meeting is scheduled for TBD, 2024\*\****

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