

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

NOTICE IS HEREBY GIVEN that a regular meeting of the Board of Directors of the Eagle Brook Meadows Metropolitan District Nos. 1-3, Larimer County, Colorado, has been scheduled for, Thursday, February 25, 2021, at 10:00 a.m., via teleconference 1-720-721-3140 Conference ID 407 724 382#. 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).

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Robert Eck, II	President	May 2022
Stan Myers	Vice President	May 2022
Dominic East	Secretary/Treasurer	May 2022
VACANT	Assistant Secretary	May 2023
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DATE: February 25, 2021 (Thursday)
TIME: 10:00 A.M.
PLACE: Via MS Teams and Teleconference

[Join Microsoft Teams Meeting](#)

Conference Call: +1 720-721-3140/Conference ID: 407 724 382#

AGENDA

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of potential Conflicts of Interest.
- C. Consider Approval of Agenda.
- D. Public Comments.

II. CONSENT AGENDA

- A. Minutes – November 5, 2020 Special Meeting Minutes.
- B. Ratification of Claims Presented for Payment.
- C. Ratification of Contract Modifications.

III. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements for the period ended December 31, 2020.
- B. Consider Approval of 2020 Audit Exemptions for District Nos. 2 and 3.
- C. Update on District No. 1 2020 Audit.

IV. CAPITAL INFRASTRUCTURE ITEMS

- A. Capital Infrastructure Report.

V. LEGAL ITEMS

- A. Consider Approval of Subdivision Development Agreement among District No. 1, City of Loveland and Front Range Investment Holdings, LLC.
- B. Consider Approval of Incomplete Public Improvement Agreement between District No. 1 and City of Loveland.
- C. Consider First Amendment to the Master Service Agreement between District No. 1 and Reviews, LLC to modify insurance requirements.

VI. MANAGEMENT AND OPERATIONAL MATTERS

- A. District Manager's Report.

VII. OTHER ITEMS

VIII. ADJOURNMENT – The next regular meeting is scheduled for May 27, 2021 at 10:00 a.m.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3

By /s/ Andrew Kunkel
Administrator for the District