

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

NOTICE IS HEREBY GIVEN that a special meeting of the Board of Directors of the Eagle Brook Meadows Metropolitan District Nos. 1-3, Larimer County, Colorado, has been scheduled for, Thursday, November 4, 2021, at 10:00 a.m., via teleconference 1-720-721-3140 Conference ID 996 609 073#. 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).

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

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Robert Eck, II	President	May 2022
Stan Myers	Vice President	May 2022
Dominic East	Secretary/Treasurer	May 2022
Vacant	Assistant Secretary	May 2023
Vacant	Assistant Secretary	May 2023

**EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NO. 2**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Robert Eck, II	President	May 2022
Stan Myers	Vice President	May 2022
Dominic East	Secretary/Treasurer	May 2022
Hope Pruett	Assistant Secretary	May 2023
Roberto Ortiz	Assistant Secretary	May 2023

**DATE:** November 4, 2021 (Thursday)

**TIME:** 10:00 A.M.

**PLACE:** Pinnacle Consulting Group, Inc., 550 West Eisenhower Blvd., Loveland  
**AND**

Via MS Teams and Teleconference

[Click here to join the meeting](#)

**Conference Call:** [+1 720-721-3140/Conference ID: 996 609 073#](#)

**AGENDA**

**I. ADMINISTRATIVE ITEMS – (District Nos. 1 - 3)**

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of potential Conflicts of Interest.
- C. Consider Approval of Agenda.
- D. Consider Appointment of Directors and Election of Officers to District Nos. 1 and 3.
- E. Discussion Regarding Website Platform and Associated Costs.
- F. Public Comments.

**II. CONSENT AGENDA – (District No. 1)**

- A. Minutes – July 20, 2021 and July 29, 2021 Special Meeting Minutes (District Nos. 1-3).
- B. Ratification of Contract Modifications.
- C. Ratification of Pinnacle Addendum to Service Agreement.
- D. Ratification of Payment of Claims – July 15, 2021 through October 27, 2021.
- E. Unaudited Financial Statements ending September 30, 2021.

**III. FINANCIAL ITEMS – (District Nos. 1 - 3)**

- A. Public Hearing for 2021 Amended Budgets, as needed.
- B. Consider Adoption of 2021 Amended Budgets, Approval of Resolution to Adopt Budgets and Appropriate Sums of Money for District Nos. 1, 2 and 3 as needed.
- C. Public Hearing for 2022 Budgets.
- D. Consider Adoption of 2022 Budgets, Approval of Resolutions to Adopt Budgets, Appropriate Sums of Money, and Certification of Mill Levies for District Nos. 1, 2 and 3.
- E. Consider Engagement of John Cutler & Associates to Perform the 2021 Audit for District Nos. 1 and 3.

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

- A. Capital Infrastructure Report.
- B. Capital Fund Summary Review.
- C. Eagle Brook Meadows Phase 2 and 3 Landscaping (CFS #5)
  - a. Consider Ratification of Construction Contract with E3 Signs for fabrication/installation of primary monument sign at Segundo Drive and 57<sup>th</sup> Street – \$40,123.92.

**V. LEGAL ITEMS**

- A. Consider Approval of 2022 Administrative Matters Resolution (District Nos. 1 – 3).
- B. Consider Approval of Second Amended and Restated Meeting Resolution (District Nos. 1 – 3).
- C. Consider Approval of Resolution Calling May 2022 Regular Election for District Nos. 1 & 3.
- D. Consider Approval of Resolution Calling May 2022 Regular Election for District No. 2.
- E. Consider Approval of Oversizing Reimbursement Agreement between District No. 1 and City of Loveland (the “City”).
- F. Consider Approval of Third Party Reimbursement Agreement between District No. 1 and the City.
- G. Consider Approval of First Amendment to Amended and Restated Intergovernmental Agreement Concerning District Operations among Districts Nos. 1 – 3.
- H. Consider Approval of Third Amendment to Improvement Acquisition, Advance and Reimbursement Agreement between District No. 1 and Front Range Investment Holdings, LLC (“Front Range”), and authorizing the refunding of a Subordinate Note and Issuance of new Subordinate Note for Capital Advances.
- I. Consider Approval of First Amendment to 2021 Funding and Reimbursement Agreement between District No. 1 and Front Range and authorizing the refunding of a Subordinate Note and Issuance of new Subordinate Note for Operational and Maintenance Expenses.
- J. Consider Approval of Warranty Improvement Agreement between District No. 1 and Tralon Homes.
- K. Consider Approval of Resolution Establishing Guidelines for District No. 1 Enforcement of Covenants.

**VI. MANAGEMENT AND OPERATIONAL MATTERS – (District Nos. 1 - 3)**

- A. Consider Approval of 2022 Operations and Maintenance Service Agreements.
  - i. Foothills Landscape Management
  - ii. High Plains Environmental Center
  - iii. Affordable Pest Control
  - iv. Wood Revival
  - v. Fiske Electric
  - vi. SWPPP
- B. District Management Report.
- C. Assignment of Pinnacle Consulting Group, Inc. to ARC Committee and Removal of Crystal Clemens.
- D. Discussion of Future Meeting Format.

**VII. OTHER ITEMS**

**VIII. ADJOURNMENT** – The next regular meeting is tentatively scheduled for February 24, 2022 at 10:00 a.m.

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3

By /s/ Andrew Kunkel  
Assistant District Manager

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