

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT NOS. 1-3

201 E. 4th St. #130
Loveland, Colorado 80537-5601
Tel: (970) 290-6586 • (970) 236-1279
<https://www.eaglebrookmeadowsmd.live/>

NOTICE OF A SPECIAL MEETING AND AGENDA

DISTRICT NO. 1

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expiration:</u>
Robert Eck	President & Chairperson	May 2025
Donald Guerra	Secretary & Treasurer	May 2027
Vacancy		May 2027
Vacancy		May 2025
Vacancy		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

DISTRICT NO. 3

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expiration:</u>
Robert Eck	President & Chairperson	May 2025
Donald Guerra	Secretary & Treasurer	May 2027
Vacancy		May 2027
Dana Poole	Director	May 2025
Seth Sinning	Director	May 2025

DATE: February 26, 2025
TIME: 6:00 P.M.
LOCATION: ZOOM

THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS:

Join Zoom Meeting
<https://us06web.zoom.us/j/89198706020?pwd=smLu8cB11jYVRBp7Lqyq6p0iBRDXuC.1>
Meeting ID: 891 9870 6020
Passcode: 248095
Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Declaration of Quorum/Call to Order
- B. Present Disclosures and Potential Conflicts of Interest
- C. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- D. Review and consider approval of the November 7, 2024, regular meeting minutes.

II. LEGAL ITEMS

- A. District No. 1: Consideration and Approval of Resolution Initiating Consolidation of Eagle Brook Meadows Metropolitan District Nos. 1, 2, and 3, and, in connection therewith, approval of a Consolidation Agreement.
- B. District Nos. 2 and 3: Discuss Proposed Resolutions Concurring with Resolution Initiating Consolidation of Eagle Brook Meadows Metropolitan District Nos. 1, 2, and 3.
- C. Discuss Status of Agreement Regarding Sanitary Sewer Easements with Hartford Acquisitions.
- D. District No. 1: Consideration and Approval of License Agreement with Black Timber Builders.
- E. District Nos. 1 – 3: Consideration and Approval of Amended Rules and Regulations.
- F. District Nos. 1 – 3: Consideration and Approval of a Resolution Reflecting Reduction in the Operations and Maintenance Fee for 2025 via an Amendment to the Operations and Maintenance Fee Resolution.

III. DISTRICT MANAGEMENT ITEMS

- A. District Manager's Report.
- B. Review / Approve Proposal to Relocate Homeowner Fence
- C. Review / Approve 2025 Landscape Contract with Foothills Landscape Maintenance.

IV. FINANCIAL ITEMS

- A. Review Unaudited Financial Statements through January 31, 2025.
- B. Review and ratify / approve payment of claims through January 31, 2025.
- C. Review and Approve Engagement Letters for 2024 Audit.

V. DIRECTOR ITEMS

VI. OTHER MATTERS

VII. PUBLIC COMMENT

A. Public Comment. Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.

VIII. ADJOURNMENT