MINUTES OF A
SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF

EAGLE BROOK MEADOWS METROPOLITAN DISTRICTS NOS. 1 – 3
HELD
FEBRUARY 12, 2026

The Combined Regular Meeting of the Boards of Directors ("Boards") of the Eagle Brook Meadows Metropolitan District No. 1, Eagle Brook Meadows Metropolitan District No. 2, and Eagle Brook Meadows Metropolitan District No. 3 ("Districts") was held via Zoom video conference at 6:30 p.m. on Thursday, February 12, 2026. Notice of the combined meeting was duly posted.

ATTENDANCE:	Directors in Attendance for District No. 1: Robert Eck, II, President & Chairperson Donald Guerra, Secretary & Treasurer Directors in Attendance for District No. 2: Robert Eck, II, President & Chairperson Erich Menzel, Treasurer Roberto Ortiz, Secretary Peter Sankhagowit, Director Absent and Unexcused for District No. 2: Marcus Baker, Director Directors in Attendance for District No. 3: Robert Eck, II, President & Chairperson Donald Guerra, Secretary & Treasurer Seth Sinning, Director Also in Attendance Were: Deborah Early, Esq.; Icenogle Seaver Pogue, P.C. Connor DeHart and Kieyesia Conaway; Kellison Inc. ("Kellison") Branden Oldani, Eric Sweatt, Jaume Guddeck, Nancy Joly-Cause, Rick, Nathan Briggs; Members of the Public.
ADMINISTRATIVE ITEMS:	Call to Order and Declaration of Quorum: The meeting was called to order at 6:34 p.m. by Mr. DeHart. It was noted that a quorum was present, with all two Directors in attendance from District No. 1, four Directors from, District No. 2 and with three Directors in attendance from District No. 3.

Director Disclosure of any potential Conflicts of Interest:
Ms. Early advised that Board members are required to disclose certain potential conflicts of interest pertaining to matters scheduled for discussion at this meeting and prior to taking any official action at this meeting, as required by Colorado Law. Ms. Early confirmed potential conflicts of interest disclosures for Directors Eck and Guerra were filed with Colorado Secretary of State at least 72 hours prior to the meeting as required by law. Directors did not report any other potential conflicts of interest.

APPROVAL OF AGENDA:

Mr. DeHart confirmed the location of the meeting and posting of meeting notices. The Boards reviewed the agenda. Director Eck made a motion to approve the agenda as presented.
Upon second of the motion by Director Guerra, and upon vote, unanimously carried, it was

> **RESOLVED** to approve the agenda as presented for District No 1.

Upon second of the motion by Director Ortiz, and upon vote, unanimously carried, it was

> **RESOLVED** to approve the agenda as presented for District No 2.

Upon second of the motion by Director Guerra, and upon vote, unanimously carried it was

> **RESOLVED** to approve the agenda as presented for District No. 3.

APPROVAL OF MINUTES:

The Boards reviewed the minutes of the November 6, 2025 Regular Meeting. Following discussion, upon motion made by Director Eck, seconded by Director Guerra and upon vote, unanimously carried, it was

> **RESOLVED** to approve the minutes as presented for Districts No. 1.

Upon motion duly made by Director Eck, seconded by Director Menzel and upon vote, unanimously carried, it was

> **RESOLVED** to approve the minutes as presented for District No. 2

Upon motion duly made by Director Eck, seconded by Director Guerra and upon vote, unanimously carried, it was

> **RESOLVED** to approve the minutes as presented for District No. 3.

PUBLIC COMMENT: There was no Public Comment to come before the Board.

LEGAL ITEMS: Transfer of Covenant Enforcement Rights: Ms. Early presented the Transfer of Covenant Enforcement Rihgts to the Boards and answered questions. Following discussion, upon motion made by Director Eck, seconded by Director Guerra and upon vote, unanimously carried, it was

> **RESOLVED** to approve the Transfer of Covenant Enforcement Rights, as presented, for District No. 1.

DISTRICT MANAGEMENT ITEMS: District Manager's Report: Ms. Conaway and Mr. DeHart presented the District Manager's Report to the Boards and answered questions.

Reserve Study Completed by Building Reserves / Erick Salmon: Mr. DeHart noted that Mr. Salmon will attend a future Board Meeting to provide an update.

Landscape Maintenance Services Agreement with Landmark Lawn Care for 2026: Mr. De Hart presented the Landscape Maintenance Services Agreement Landmark Lawn Care for 2026 to the Boards and answered questions. Following review and discussion upon motion made by Director Eck, seconded by Director Guerra and upon vote, unanimously carried, it was

> **RESOLVED** to ratify the Landscape Maintenance Services Agreement with Landmark Lawn Care for 2026, as presented, for District No. 1.

Changes to Rules and Regulations / Design Guidelines: Mr. DeHart presented the Proposed Change to Rules and Regulations / Design Guideline to the Boards and answered questions. Following discussion, The Board tabled this item noting that Deborah would reach out to the City of Loveland and research the site development plan requesting more information on enforcing certain violations.

FINANCIAL ITEMS: Review of Unaudited Financial Statements: Mr. DeHart presented the Unaudited Financial Statements through December 31, 2025 to the Boards and answered questions.

Payment of Claims through December 31, 2025: Mr. DeHart presented the Payment of Claims through December 31, 2025 to the Boards and answered questions. Following discussion, upon motion made by Director Eck and Director Guerra and upon vote, unanimously carried, it was

> **RESOLVED** to ratify the Payment of Claims through December 31, 2025, as presented for Districts No. 1.

DIRECTOR ITEMS: Director Sankhagowit inquired whether the Districts had budgeted for an election for the items that did not pass last year, Ms. Early noted that this would be a November agenda item.

OTHER MATTERS: There were no additional matters discussed during the meeting.

PUBLIC COMMENT: There were no Public Comments to come before the Boards.

ADJOURNMENT: There being no further business to come before the Board at this time, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,

By Kieyesia Conaway

Kieyesia Conaway
Recording Secretary for the Meeting