MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT HELD AUGUST 6, 2026

The Regular Meeting of the Board of Directors ("Board") of the Eagle Brook Meadows Metropolitan District was held via Zoom video conference at 6:30 p.m. on Thursday, August 6, 2026. Notice of the meeting was duly posted.

ATTENDANCE:

Directors in Attendance:
Erich Menzel
Jeanne Findley
Peter Sankhagowit
Seth Sinning

Director Absent:
Roberto Ortiz

Also in Attendance Were:
Deborah Early, Esq.; Icenogle Seaver Pogue, P.C.
Connor DeHart and Kieyesia Conaway; Kellison Inc. ("Kellison")
Rachelle, Joan and Randy Roberts, Michael Barbee, Branden, Jerry K., Jamie, Eric Sweatt, Alice, Charina Marrion, Jeff, Kimberly Longsworth, Connor Wolenski, and additional participants who did not identify themselves; 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 Ms. Conaway. It was noted that a quorum was present, with four Directors in attendance. Director Ortiz was absent.

Director Disclosure of any potential Conflicts of Interest:
Ms. Conaway 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. Director Sankhagowit disclosed a potential conflict of interest regarding the Rules and Regulations discussion pertaining to recreational vehicles, as he owns a recreational vehicle, and recused himself from voting on that matter. Director Menzel disclosed a potential conflict of interest regarding the Rules and Regulations discussion pertaining to lighting, due to him having Jellyfish Lighting on his residence, and recused

himself from voting on that matter. Directors did not report any other potential conflicts of interest.

Approval of Agenda: Ms. Conaway confirmed the location of the meeting and posting of meeting notices. The Board reviewed the agenda. Director Sankhagowit made a motion to approve the agenda as presented.
Upon second of the motion by Director Findley and upon vote, unanimously carried, it was

RESOLVED to approve the agenda as presented.

Minutes of the May 19, 2026 Meeting: Ms. Conaway presented the Minutes of the May 19, 2026 Meeting to the Board and answered questions. Following discussion, upon motion made by Director Sankhagowit, seconded by Director Menzel and upon vote, unanimously carried, it was

RESOLVED to approve the Minutes of the May 19, 2026 Meeting, as presented.

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

LEGAL ITEMS:

Resolution Calling a Special Election: Ms. Early presented the Resolution Calling a Special Election to the Board and discussed the proposed ballot question. Director Menzel asked whether a ballot information booklet ("Bluebook") would be prepared. Ms. Early advised that it would not, and that comments for and against the ballot question are accepted and sent out with the TABOR notice for the election. Director Sankhagowit asked whether the District could assess fees if the ballot question does not pass. Ms. Early advised that the District would need to continue assessing fees, but that fee revenue cannot be used to pay for administrative costs. Director Findley asked whether the District would be in a better financial position if all owners paid their fees.

Director Sankhagowit noted that the term limits question did not pass at the prior election and asked whether it could be placed back on the ballot. Director Menzel asked about the results of the prior vote. Ms. Early reported that District No. 2 voted 131 in favor and 106 against, and District No. 3 voted 7 in favor and 12 against. Following discussion, the Board agreed to add the term limits question to the ballot.

Upon motion made by Director Sankhagowit, seconded by Director Sinning and upon vote, unanimously carried, it was

> **RESOLVED** to approve the Resolution Calling a Special Election, as amended to include the term limits ballot question.

Operation and Maintenance Fee on Developer Lots: Ms. Early advised that the Operation and Maintenance Fee Resolution would need to be revised to assess the fee on developer lots. Director Sankhagowit noted that he proposed this item because the remaining homeowners are currently picking up those costs, and stated that he supports waiting until after the election. Following discussion, the Board agreed to defer this item until after the election.

DISTRICT MANAGEMENT ITEMS:

District Manager's Report: Ms. Conaway presented the District Manager's Report to the Board and answered questions. Ms. Conaway reported 36 open violations, 34 of which relate to landscaping and trees. Friendly notices have been sent, and enforcement on tree items will wait until fall. Director Sankhagowit asked whether rental properties remain a problem. Ms. Conaway advised that most are being cleared up and that she is working with the property managers. Ms. Conaway also reviewed architectural review requests. Director Sankhagowit asked whether the District could strengthen enforcement. Mr. DeHart discussed fence staining with the Board.

Changes to Rules and Regulations / Design Guidelines: Mr. DeHart presented the proposed changes to the Rules and Regulations / Design Guidelines to the Board and answered questions. Director Sankhagowit noted that "Sprinter" is a vehicle model and asked whether the recreational vehicle language should be less restrictive. The Board requested that language addressing security features be added to the lighting provisions. Following discussion, upon motion made by Director Findley, seconded by Director Sinning and upon vote, unanimously carried, with Director Sankhagowit recused from the recreational vehicle provisions and Director Menzel recused from the lighting provisions, it was

> **RESOLVED** to approve the changes to the Rules and Regulations / Design Guidelines, as amended to add additional clarifying language to the recreational vehicles rules and security feature language to the lighting provisions.

The amended rules and regulations will be posted to the Districts website.

Community Garage Sale: The Board reviewed guidance on the language in the CC&Rs regarding garage sales and discussed its desire to host a community garage sale. The Board agreed to move forward with a community garage sale. The Board also discussed hosting a community potluck or picnic.

FINANCIAL ITEMS: Financial Statements: Mr. DeHart presented the financial statements to the Board and answered questions. Following discussion, upon motion made by Director Menzel, seconded by Director Findley and upon vote, unanimously carried, it was

RESOLVED to accept the financial statements, as presented.

DIRECTOR ITEMS: Director Menzel reported that he has been in frequent communication with Landmark regarding treatments and landscaping, and called on Branden to report on irrigation.

Branden reported that the sprinkler evaluation has been completed, although the native areas have not yet been evaluated. Dead areas need attention, and some sprinkler heads are blocked by trees. Clogged and chipped heads were identified, and Landmark has completed a number of repairs. Reseeding will continue without irrigation changes. The area on Coolidge looks great, while 57th has a number of nozzles that need to be changed. At Egnar and Simla, Branden fixed a solenoid, and the area can be reseeded and is expected to look good. At 50th and Red Mesa, the recommendation is to bring in native grass and move the sprinklers.

The Board also discussed whether to cut down two trees.

OTHER MATTERS: There were no Other Matters to come before the Board.

PUBLIC COMMENT: Jamie asked whether the meeting minutes could be posted. Eric Sweatt commented that cracks in the street have not been properly sealed. It was suggested that the City Streets Department be contacted regarding this concern.

ADJOURNMENT: There being no further business to come before the Board at this time, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

By Kieyesia Conaway

Kieyesia Conaway
Recording Secretary for the Meeting