

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT
NOVEMBER 3, 2026 ELECTION
Q&A

This Q&A is intended to provide general information regarding the November 3, 2026 Election (the “Election”) for Eagle Brook Meadows Metropolitan District (the “District”), at which the voters who live within the boundaries of the District will decide whether to authorize the District to impose an Operations and Maintenance (“O&M”) Mill Levy and to waive term limits for the Directors who serve on the Board of Directors for the District (“Board”).

This Q&A is provided for informational purposes only.

1. When is the Election? Who will receive a ballot? What will be on the ballot?

The Election will be held on Tuesday, November 3, 2026. Each eligible elector in the District will receive one ballot. An eligible elector is a registered Colorado voter and (i) is a resident of the District, or (ii) who, whose spouse or civil union partner, is an owner of taxable real or personal property within the District, or is under contract to purchase taxable property in District.

The ballot will have two items to vote on, as follows:

BALLOT ISSUE 6A: OPERATIONS AND MAINTENANCE MILL LEVY

SHALL EAGLE BROOK MEADOWS METROPOLITAN DISTRICT TAXES BE INCREASED \$2,000,000 ANNUALLY OR SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT’S ADMINISTRATION, OPERATIONS, COVENANT ENFORCEMENT, DESIGN REVIEW, MAINTENANCE AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT’S BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT’S ADMINISTRATION, OPERATIONS, COVENANT ENFORCEMENT, DESIGN REVIEW, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED, AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2026 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, SECTIONS 29-1-301 OR 29-1-1702, COLORADO REVISED STATUTES IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT’S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED, AND SPENT BY THE DISTRICT?

BALLOT QUESTION 6A: TERM LIMITS

Shall members of the Board of Directors of Eagle Brook Meadows Metropolitan District be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of the District in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitation on the terms of office imposed by such Section?

2. Why are voters being asked to approve a new tax for operations and maintenance at the Election (Ballot Issue 6A above)?

At the Consolidation Election held on November 4, 2025 (the “Consolidation Election”), the voters in Eagle Brook Meadows Metropolitan District No. 1 (“District No. 1”), Eagle Brook Meadows Metropolitan District No. 2 (“District No. 2”), and Eagle Brook Meadows Metropolitan District No. 3 (“District No. 3”) voted to consolidate into one metropolitan district now known as “Eagle Brook Meadows Metropolitan District.” The voters at the Consolidation Election were also asked to approve an O&M Mill Levy on all taxable property in the District to fund the costs of the operational and maintenance services of public improvements and the general operating expenses of the consolidated District. Passage of this ballot issue required each District to vote in favor of the operations and maintenance mill levy in order for the consolidated District to have authority to impose an O&M Mill Levy. Voters in District No. 1 and in District No. 2 voted in favor of the O&M Mill Levy ballot issue but District No. 3 failed to pass this ballot issue by two votes, and the ballot issue failed. As a result, the consolidated District does not have authority to impose an O&M Mill Levy for tax year 2026 and each year thereafter.

Without voter approval of Ballot Issue 6A, the District will not have the authority to levy an O&M Mill Levy to support ongoing operations and maintenance of public improvements and the general operations of the District, and existing revenues are insufficient to support these costs. *See Question #4 below for more information.*

3. Will the passage of Ballot Issue 6A result in an increase in property taxes currently paid by homeowners?

No. The District’s Service Plan caps the O&M Mill Levy at 15 mills, subject to adjustment due to changes in State calculations of the assessed valuation. The passage of Ballot Issue 6A will provide the District with the same authority to impose an O&M Mill Levy that District No. 1, District No. 2 and District No. 3 had prior to the consolidation. If voters pass Ballot Issue 6A, the District will continue to impose the O&M Mill Levy in the same manner as District No. 1, District No. 2 and District No. 3 had done prior to the consolidation.

4. What happens if voters do not approve the O&M tax increase question (Ballot Issue 6A)?

Without authority to impose an O&M Mill Levy, the District's only revenue stream to provide for the ongoing operations and maintenance of public improvements and to pay for the general operating expenses of the District is the District's Operations and Maintenance Fee ("O&M Fee") imposed on each completed single family home and townhome in the District. If Ballot Issue 6A does not pass, the Board will need to increase the O&M Fee to pay for its ongoing operations and maintenance costs and general operating expenses of the District. For example, the District's 2026 operating budget is \$471,511, which would have resulted in an annual O&M Fee of approximately \$1,332 per home or \$333 per quarter without the District's receipt of tax revenues generated from the O&M Mill Levy imposed in 2025 and collected in 2026. The 2027 O&M Fee without tax revenues may increase or decrease from that amount, depending on the District's operating budget for 2027, which will be finalized and adopted in November 2026. Without the District's ability to impose an O&M Mill Levy, the District's ability to provide the same level of services may be limited.

5. What are the term limits for Board members to serve on the Consolidated District Board (Ballot Question 6B)?

Each Board member may serve two (2) consecutive four (4) year terms on the board of directors of the District, unless those term limits are waived at an election. If the term limits are waived, each Board member may serve an unlimited number of terms. Even if term limits are waived, Board member will still need to be elected by a majority of voters at a regular special district election held in May of odd-numbered years (i.e., May 2027, May 2029, etc.).

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT

ELECTION – TUESDAY, NOVEMBER 3, 2026

CALENDAR OF KEY DATES

This document outlines important dates related to the Election for Eagle Brook Meadows Metropolitan District.

Election Deadlines

September 18, 2026, at 12:00 p.m. – Deadline to file comments pertaining to TABOR (Taxpayer's Bill of Rights) Ballot Issue 6A with the DEO.

October 2, 2026 – Deadline for DEO to mail TABOR notices to registered voters in the District.

October 12, 2026, through October 19, 2026 – First/last days to mail mail-ballot packages to registered electors. **Mail ballots must be returned to the DEO at the following address:**

**Icenogle Seaver Pogue, P.C.
4725 South Monaco Street, Suite 360
Denver, Colorado 80237**

(**NOTE:** Larimer County is also holding an election on November 3, 2026. You will receive a separate ballot from the County to vote on County and City issues. **Do not return your District ballot to the County or any drop off box in the City.** In order for your District ballot to be counted, it must be returned to the address above as indicated on the election envelope.)

October 14, 2026 – Deadline for TABOR notice to be posted on the District's website.

November 3, 2026 – Election Day. Polls are open from 7:00 a.m. to 7:00 p.m. Ballots must be returned or dropped off at the office of the DEO listed above.

Post-Election Deadlines and Procedures

As soon as all votes are counted – Election judges make certificate and statement of ballots and post abstract of returns.

November 17, 2026 – Deadline for canvass board to issue a certified statement of election results.

For questions or more information, please contact the Designated Election Official at:

Icenogle Seaver Pogue, P.C.
Attn: Stacie Pacheco
4725 South Monaco Street, Suite 360
Denver, Colorado 80237
Email: spacheco@isp-law.com