

EAGLE BROOK MEADOWS METROPOLITAN DISTRICT

1113 Cleveland Ave
Loveland, Colorado 80537-5601
Tel: (970) 290-6586 • (970) 236-1279

<https://eaglebrookmeadowsmid1-3.specialdistrict.org/>

NOTICE OF A ORGANIZATIONAL MEETING OF THE BOARD OF EAGLE BROOK MEADOWS METROPOLITAN DISTRICT AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expiration:</u>
Erich Menzel		May 2027
Roberto Ortiz		May 2027
Peter Sankhagowit		May 2029
Seth Sinning		May 2029
Vacancy		May 2029

DATE: May 19, 2026

TIME: 6:30 P.M.

LOCATION: ZOOM

THIS MEETING WILL BE HELD BY VIDEO/TELEPHONIC MEANS:

Join Zoom Meeting

<https://us06web.zoom.us/j/84084294480?pwd=UPa1TNnJJ7lu5TrjMjaxV2CQHhVgD.1>

Meeting ID: 840 8429 4480

Passcode: 838398

Dial In: 1-719-359-4580

I. ADMINISTRATIVE MATTERS

- A. Declaration of Quorum/Call to Order.
- B. Qualification of Board Members/Oaths of Office and Bonds.
- C. Director Disclosure of any potential Conflicts of Interest.
- D. Approve Agenda, confirm location of the meeting and posting of meeting notices.
- E. Public Comment on non-agenda Items. Comments will be limited to three (3) minutes.
- F. Consider Appointment of Director to fill Vacancy.
- G. Discuss Duties of Board, President, Secretary, and Treasurer, and Consider Election of Officers.
- H. Discuss Governmental Immunity Memo.
- I. Consideration and Approval of Resolution Providing for the Defense and Indemnification of Directors and Employees of the District.
- J. Consider and Approve Engagement of Kellison Corp for District Management and Accountant services.
- K. Consider and Approve Engagement of Icenogle Seaver Pogue, P.C. as General Counsel for the District.
- L. Discuss Insurance Requirements (public officials' liability, general liability,

directors and officer’s liability, and workers’ compensation) and consider adoption of resolution to obtain coverage through the Colorado Special Districts Property and Liability Pool.

- M. Consideration and Approval of Joining the Special District Association.
- N. Ratification of the Establishment of the District’s Website.
- O. Approval of Minutes of the February 12, 2026 Meeting Minutes.

II. LEGAL ITEMS

- A. Consideration and Approval of Administrative Matters Resolution, including Director Fees.
- B. Consideration and Approval of 2026 Meeting Resolution Establishing Regular Meeting Dates, Times, and Location, and Designating Locations for Posting of 24-Hour Notices.
- C. Consideration and Approval of Resolution Adopting a Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records.
- D. Consideration and Approval of Resolution Approving Data Protection Policy for Protecting and Destroying Customer Information Maintained by the District.
- E. Consideration and Approval of Establishing District Investment Policy.
- F. Consideration and Approval of Technology Accessibility Statement and Adoption of an Accessibility Plan.
- G. Consideration and Approval of Resolution Accepting Tract D, Eagle Broom Meadows, First Subdivision from Front Range Investment Holdings, LLC.
- H. Consideration and Approval of Operation and Maintenance Fee Resolution.
- I. Acknowledgement of Discharge of Reimbursement Agreements.
- J. Consideration of Acceptance of Covenant Enforcement.
- K. Consideration and Approval of Covenant / Design Standard Enforcement, Fine Imposition, and Dispute Resolution Policy.
- L. Discuss Appointments to the Architectural Control Committee.

III. DISTRICT MANAGEMENT ITEMS

- A. District Manager’s Report.
- B. Discuss Changes to Rules and Regulations as it Pertains to Vehicle Parking.

IV. FINANCIAL ITEMS

- A. Consider/ratify approval of execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.

- B. Conduct Public Hearing on the proposed 2026 Budget and consider Resolution to Adopt Budget and to Appropriate Sums of Money.

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. EXECUTIVE SESSION

- A. Executive Session pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions relating to an operation and maintenance fee and voter authorization of an operation and maintenance mill levy.
- B. Discussion, Direction or Action to be Taken as a Result of the Executive Session.

IX. ADJOURNMENT