

**DRAFT - SUBJECT TO BOARD APPROVAL**

**MINUTES OF SPECIAL MEETING  
OF BOARD OF DIRECTORS OF  
EBERT METROPOLITAN DISTRICT**

**April 12, 2022  
7:00 – 7:46 PM  
Zoom Teleconference**

A Special Meeting of the Board of Directors of Ebert Metropolitan District, City, and County of Denver, Colorado, was called to order as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting via Zoom teleconference:

**DATE:** April 12, 2022, TIME: 7:00 PM

**PLACE:** Zoom Teleconference Join Zoom Meeting

**Join Zoom Meeting:** <https://us06web.zoom.us/j/89669400884>

**Meeting ID:** 896 6940 0884

<b>Board of Directors</b>	<b>Office</b>	<b>Term Expiration</b>
Cynthia Barclae	President	2020-2022 (Elected)
Bruce Shibles	Assistant Secretary	2020-2022 (Appointed)
Keith Mays	Assistant Secretary	2020-2022 (Appointed)
Jennifer Woods	Assistant Secretary	2020-2022 (Appointed)
Murray Hawthorne	Assistant Secretary	2020-2022 (Appointed)

Also present via Zoom were:

- Jerry Jacobs of Timberline District Consulting, LLC – District Manager
- Corey Pilato of Timberline District Consulting, LLC – Assistant District Manager
- Sarah Luetjen of Cockrel Ela Glesen Greher & Ruhland, P.C. – Paralegal
- Debra Sedgely of CliftonLarsonAllen (CLA) – Engagement Director, Business Operations
- 17 Other members of the public

**I. ADMINISTRATIVE ITEMS**

**a. Call to Order**

The Special meeting of the Board of Directors for the Ebert Metropolitan District was called to order at 7:00 PM via Zoom teleconference.

**b. Declaration of a Quorum**

A quorum of five was established and declared.

**c. Approval of Agenda and Meeting Location**

Mr. Jacobs announced the notice and agenda of the Special Meeting were posted on the website and distributed to

the community via email blast by Westwind Management Group. Mrs. Pilato stated that the meeting notice and agenda were also published in the Denver Post.

Director Hawthorne had one update to tonight's agenda; remove the parenthetical note from the item "I," "e.", and add to item "II," "1.", "and consideration for adoption of the" in-between the words Discuss and Ebert.

With no other proposed updates to the agenda, Director Shibles motioned to approve the agenda. Director Barclae seconded the motion; the motion passed unanimously.

**d. Disclosure of Potential Conflicts of Interest**

Mr. Jacobs stated that there are no known conflicts of interest to announce currently.

**e. Public comment**

Director Shibles stated that he sent an email to the one-year term candidates, letting them know that they may prepare a statement as to why they are running for this election to read during tonight's public comment period.

Louis Kennedy provided a summary of his work and personal history. Mr. Kennedy stated why he is running for a position on the Board of Directors for Ebert Metropolitan District.

Kelvin Klink summarized why he would like to be on the Board of Directors for Ebert Metropolitan District. He explained that he is very familiar with the TCMD and Ebert Metropolitan District Boards.

Jennifer Woods also provided a summary of why she would like to keep her current position on the Board of Directors for Ebert Metropolitan District. Director Woods provided her work, personal, and current board member experience.

Keith Mays stated that he was appointed in July of 2021 to the Board of Directors for Ebert Metropolitan District as the Assistant Secretary, specifically for website maintenance and record-keeping.

Mrs. Pilato read from the chat feature attending resident questions. Mr. Jacobs announced that people in attendance may either chat, email, or unmute themselves to have their questions for the candidates documented during the public forum. Mr. Jacobs did clarify that questions will be documented but that this is a public comment only and not a forum for the candidates.

Khadija Haynes commented that she has been a long-time resident and has watched the community change. Her observation is that this Board of Directors does not reflect the community's demographic. Mrs. Haynes would like candidates to provide background specifically working with community, youth, and diversity for equity.

Mayra Gonzales asked how board vacancies and recruitment of new board members are done.

Mr. Jacobs explained that when board vacancies are announced during board meetings and individuals wanting to run for the open position go through the process for an appointment. If there are no vacancies, then the District will go through the regular election cycle.

**f. Review and approve Special Meeting minutes from March 22, 2022**

Director Shibles requested a few amendments:

1. II, (a), (1): correct "statuts" to "statutes"
2. II, (a), (2): "Load" should be "loud"
3. II,(c), (1): "medium" should be "median"
4. IV: First point: Replace "Myself" with "I" and remove "I" from assembled
5. IV: add a space between the word website and the word and

Director Hawthorne motioned to approve Special Meeting Minutes for March 22, 2022. Director Woods seconded the motion; the motion passed unanimously

## II. DIRECTOR'S ITEMS

### a. Director Barclae

#### 1. Discuss and consideration for adoption of the Ebert Metropolitan District Resident TCMD Board Resolution

Director Hawthorne motioned to the Ebert Metropolitan District Resident TCMD Board Resolution. Director Shibles seconded the motion

Bill Schmidt stated that he has three questions regarding the proposed resolution:

- a) Requested to know the reasoning behind the need for this resolution versus a conversation
- b) Term of position – Believes TCMD Board of Directors have three-year, not two-year terms
- c) Would like to know what are grounds for recall

President Barclae clarified the reason for the resolution.

The motion to adopt the Ebert Metropolitan District Resident TCMD Board Resolution passed unanimously with no further discussion.

### b. Director Mays

#### 1. Discuss proposed revisions to Regular Meeting Minutes from December 7, 2021

Keith provided a summary of the agenda item.

After a brief discussion, Mr. Jacobs requested a motion to approve the revisions to the Regular Meeting Minutes from December 7, 2021. Director Mays so motioned, with no Director seconded the motion did not carry.

### c. Directors Hawthorne & Shibles

#### 1. Financial Matters Update

Director Hawthorne provided a brief financial update; Director Shibles did not have anything to add to this update.

## III. FINANCIAL MATTERS

### a. Conduct a public hearing to consider the amendment to the 2021 Budget and consider the adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures (enclosed)

Debra Sedgley from CliftonLarsonAllen provided a short explanation for the need to amend the 2021 budget and referred to the property tax schedule to show the amount that changed.

#### Opening of Budget Hearing

Director Hawthorne motioned to open the hearing to consider the Resolution to Amend the 2021 Budget and Appropriate Expenditures; Director Mays seconded the motion; the motion passed unanimously.

#### Close of Budget Hearing

Hearing no public comment, Director Shibles motioned to close the hearing to consider the Resolution to Amend the 2021 Budget and Appropriate Expenditures; Director Hawthorne seconded the motion; the motion passed unanimously.

Motion to approve the Resolution to Amend the 2021 Budget and Appropriate Expenditures was made by Director Shibles and seconded by Director Woods; the motion passed unanimously.

#### **IV. OTHER BUSINESS**

Director Hawthorne inquired about Mr. Morie's map amendments for the District.

Mr. Morie stated that the maps for Ebert Metropolitan District boundaries looked perfect and are ready to be submitted to DOLA.

#### **V. REVIEW OF CHAT**

Mrs. Luetjen provided clarification to the questions regarding where candidate bios can be found and where it is appropriate to list them.

#### **VI. ADJOURNMENT**

There was no further business to come before the Board of Directors. Upon a motion from Director Shibles, seconded by Director Woods and carried unanimously, the meeting adjourned at 7:46 PM.

The next Regular Meeting is scheduled for Tuesday, June 21, 2022, at 7:00 PM and shall be noticed in accordance with C.R.S. 32-1-902 and 24-6-402, on the district's webpage <https://ebertmd.colorado.gov>

Please reach out to Westwind Management Group for questions and concerns related to Green Valley Ranch North.

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