

**MINUTES OF A SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF THE  
EAGLE BEND METROPOLITAN DISTRICT  
HELD  
MAY 23, 2023**

A special meeting of the Board of Directors of the Eagle Bend Metropolitan District (“District”) was held on May 23, 2023 at 1:00 p.m. via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Will Schippers, President  
Ed Malone, Vice President  
Doug Neves, Treasurer  
Debra Mascis, Secretary  
Steve Hungerford, Assistant Secretary

Also, In attendance Were:

Denise Denslow, Ashley Heidt, and Margaret Henderson;  
CliftonLarsonAllen LLP (“CLA”)  
Justin Korkus; LRE Water

ADMINISTRATIVE  
MATTERS

**Call to Order:** Director Schippers called the meeting to order at 1:02 p.m.

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors and to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with Statute. Attorney Hartung stated that disclosures of potential conflicts of interest statements for all directors, which were provided to WBA, have been filed with the Secretary of State’s office prior to this meeting and that no additional conflicts were disclosed at the meeting.

**Approval of Agenda:** Following review, upon a motion duly made by Director Malone, seconded by Director Hungerford and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Appointment of Officers:** Following discussion, upon motion duly made by Director Hungerford, seconded by Director Mascis and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Will Schippers  
Vice President: Ed Malone  
Treasurer: Doug Neves  
Secretary: Debra Mascis  
Assistant Secretary: Steve Hungerford

PUBLIC COMMENT There were no comments from the public.

CONSENT AGENDA **Claims**  
**Minutes from the March 3, 2023 Special Board Meeting**

Following review, upon a motion duly made by Director Hungerford, seconded by Director Malone and, upon vote, unanimously carried, the Board approved, accepted and ratified the items on the Consent Agenda, as presented.

FINANCIAL MATTERS **2022 Audit:** Ms. Henderson reviewed the Audit with the Board and noted that legal counsel did have a few questions. Following discussion and review, upon a motion duly made by Director Neves, seconded by Director Mascis and, upon vote, unanimously carried, the Board approved the 2022 Audit, subject to final review from legal.

WATER OPERATIONS **Potential Participation in Heritage Eagle Bend HOA's Irrigation Optimization:** Director Schippers reviewed with the Board and noted they are looking for additional areas to generate funds for the irrigation optimization including potential Water Conservation Grants. Mr. Korkus noted he could set a meeting to go through the Grants and eligibility of the District with the Board if needed.

**Pipeline and Well Usage During Drought:** Director Schippers reviewed the District's use of water and what the City of Aurora proposed for the Board to use from their wells and the raw water line. Director Schipper noted that the City wants the District to use more water from the wells, around 64% of the water they need and 36% from the raw water line to replenish the reservoirs that the pipeline feeds from. He noted he would like to cooperate with the City, so long as there is no cost to the District. Director Mascis asked how using less water from the raw water pipeline effects the District's electricity costs. Director Hungerford noted that Heritage Eagle Bend needs to be notified. Director Schippers stated that he wants to have a meeting with the City first, but Heritage Eagle Bend should not see any financial impacts.

Following discussion, upon a motion duly made by Director Malone, seconded by Director Hungerford and, upon vote, unanimously carried the Board authorized Director Schippers to finalize negotiations with the City of Aurora.

LANDSCAPE  
MAINTENANCE

**Other:** Director Malone noted that Keesen put up the sails and he has asked them to take them down and dispose of them. There was discussion on removing the sod from the park and replacing with xeriscaping. Following discussion, upon a motion duly made by Director Mascis, seconded by Director Hungerford and, upon vote, unanimously carried, the Board authorized Director Malone to work with Keesen to get a proposal to remove the sod and replace with xeriscape.

BUSINESS  
DEVELOPMENT

**Other:** The Board thanked Director Schippers for all of his work and effort on the Echelon Project.

MANAGER MATTERS

**Keesen Landscape Management Construction Agreement- Creekside HOA Project No. 3 in the Amount of \$49,700.00:** Ms. Denslow reviewed the Agreement with the Board. Following review, upon a motion duly made by Director Malone, seconded by Director Mascis and, upon vote, unanimously carried, the Board ratified approval of the Keesen Landscape Management Construction Agreement- Creekside HOA Project No. 3, as presented.

**Keesen Landscape Management Construction Agreement- Creekside HOA Project No. 4 in the Amount of \$48,300.00:** Ms. Denslow reviewed the Agreement with the Board. Following review, upon a motion duly made by Director Malone, seconded by Director Mascis and, upon vote, unanimously carried, the Board ratified approval of the Keesen Landscape Management Construction Agreement- Creekside HOA Project No. 4, as presented.

**White Bear and Ankele Tanaka & Waldron 2023 Legislative Memo:** Ms. Denslow reviewed the Legislative Memo with the Board. Director Hungerford asked about the annual town hall meeting that is now required with HB23-110. Ms. Denslow noted that since the District was established before 2000, it is not a requirement for the District.


OTHER BUSINESS

**Other:** Director Schippers apologized for the special meetings that have popped up the last couple of months.

ADJOURNMENT

There being no further business to come before the Board Director Malone adjourned the meeting at 2:14 p.m.

Respectfully submitted,

DocuSigned by:  
  
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Secretary for the Meeting

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Debra Mascis  
 dsmascis@gmail.com  
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Heather Hartung  
 hhartung@wbapc.com  
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