

EAGLE BEND METROPOLITAN DISTRICT

2001 16th St, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.eaglebendmetro.com

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, October 19, 2026

TIME: 1:00 p.m.

LOCATION: Heritage Eagle Bend Clubhouse
23155 E Heritage Parkway
80016 Aurora, CO

Board of Directors

Will Schippers
Ed Malone
Doug Neves
Debra Mascis
Steve Hungerford
Denise Denslow

Office

President
Vice President
Treasurer
Secretary
Assistant Secretary
Secretary to the Board

Term Expires

May, 2029
May, 2029
May, 2027
May, 2029
May, 2027
(Non-elected position)

I. ADMINISTRATIVE MATTERS

- A. Call to order.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting, and posting of meeting notices.
- D. Consider approval of agenda.

II. PUBLIC COMMENT

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

III. CONSENT AGENDA

The items listed below are a group of items to be acted on with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda by any Board member.

- A. Approval of Consent Agenda:
 - 1. Approval of minutes from August 17, 2026 Regular Meeting (enclosure).

2. Ratification of Second Addendum to Independent Contractor Agreement with EDI, LLC for Tree Removal and Replacement/Fall Turf Program (enclosure).

IV. ITEMS REMOVED FROM CONSENT AGENDA

- A. Discussion and/or move to pertinent Agenda area.
- B. Approval of remaining removed items.

V. LANDSCAPING

- A. Landscaping maintenance status update.
- B. Review and consider approval of median repair from recent car accident proposal from Environmental Designs, Inc. in the amount of \$8,194.04 (enclosure).
- C. Review and consider approval of median repair from recent car accident proposal from Sustainable Roots Landscape CO. or Environmental Designs, Inc. in the amount of \$3,829.83 (enclosure).
- D. Review and consider proposal for 2027 Landscape Maintenance Services:
 - i. BrightView Landscape in the amount of \$29,795.00 (enclosure).
 - ii. Sustainable Roots in the amount of \$26,652.00 (enclosure).
 - iii. Environmental Designs in the amount of \$27,120.00 (enclosure).

VI. BUSINESS DEVELOPMENT

- A. Discuss Creekside HOA Cost Sharing Request (enclosure).

VII. MANAGER MATTERS

- A. Discussion on HOA cost sharing process.

VIII. LEGAL MATTERS

- A. Discuss 2026 Legislative Session.
- B. Consider approval of WBA, PC Engagement Letter (enclosure).
- C. Consider approval of 2027 Annual Administrative Resolution (enclosure).
- D. Consider approval of amended and restated Public Records Request Policy (enclosure).
- E. Consider approval of Resolution calling the May 4, 2027 Election and ratifying all prior actions (enclosure).

- F. Discuss May 2027 Election.

IX. WATER MATTERS

- A. Operations Report (to be distributed).
- B. Update on EBMD coordination with HEB and COA regarding HEB's planned new irrigation system.
- C. Executive session of the Board of Directors for the purpose of receiving legal advice pursuant to Section 24-6-402(4)(b). Colorado Revised Statutes as it relates to water matters, drought surcharges, and supply matters.
- D. Discuss Water matters and Consider Engaging Consultants
 - a. Consider engaging Mr. Moore for Water Consulting Matters
 - b. Consider engaging Litigation Counsel

X. FINANCIAL MATTERS

- A. Review 2027 Draft Budget (enclosure).

XI. OTHER BUSINESS

XII. ADJOURNMENT

The next regular meeting will be held on Monday, November 16, 2026 at 1:00 p.m.