

**RECORD OF PROCEEDINGS
MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF
EBERT METROPOLITAN DISTRICT**

HELD: Wednesday, the 23rd day of January, 2019, at 8:00 a.m., at the City and County of Denver Green Valley Ranch Recreation Center, 4890 Argonne Way, Denver, Colorado 80249

ATTENDANCE:

A special meeting of the Board of Directors of Ebert Metropolitan District, City and County of Denver, Colorado, was called as shown above and in accordance with the applicable statutes of the State of Colorado, with the following directors present and acting:

Sandra M. Hittman
Cristine M. Antolak
Gregory Hatcher
Mikel P. Moore
Jurgen Figenser

Also present were Charles D. Foster of Foster Consulting, Ltd, District Manager; Jerry Jacobs, District Manager; Kevin Collins of CliftonLarsonAllen LLP, District Accountant; Matthew Dalton of Spencer Fane LLP, General Counsel; Ben Biesendorfer of Management Specialists, Inc.; and members of the public.

CALL TO ORDER/QUORUM:

It was noted that a quorum was present for the Board of the Ebert Metropolitan for the purpose of conducting a special meeting. The special meeting of the Board of Directors of the Ebert Metropolitan District was called to order.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST:

Mr. Dalton noted that general disclosure statements had been filed on behalf of certain members of the Board of Directors with the Office of the Colorado Secretary of State and with the Secretary of the Districts. The Board directed that said disclosures be incorporated herein. The Board further noted that transactional disclosures had been filed with the office of the Colorado Secretary of State regarding agenda items for this meeting. Upon motion duly made, seconded and unanimously carried, the Board directed that said disclosures be incorporated herein.

APPROVAL OF MINUTES:

The Boards reviewed the minutes of the regular meeting of the Boards of Directors of Ebert Metropolitan District held on November 14, 2018. Following discussion and upon motion duly made, seconded and unanimously carried, the Board approved the minutes, as amended, and

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authorized the Secretary of the Board to sign the minutes as constituting true and correct records of the proceedings of the meeting.

FINANCIAL MATTERS:

2018 Audit. Following discussion, upon motion duly made, seconded and unanimously carried, the Board approved retaining Simmons and Wheeler to perform the 2018 Audit.

2018 Tax Receipt Analysis. Mr. Collins reviewed the 2018 tax receipt analysis, cash report as of January 20, 2019 and savings associated with debt refinancing with the Board. Mr. Collins reported that the 2018 amendments to the budget are in process. Following review and discussion, upon motion duly made, seconded and unanimously carried, the Board accepted the reports as presented.

DIRECTOR ITEMS:

Director Moore stated his pleasure with the recent improvements in the appearance of the area. Mr. Figenser stated his displeasure with the number of commercial vehicles in the area. The Board discussed the possibility of signage and other measures to address this issue. The Board also discussed the amount of Airbnb in the area. Director Hittman released a list of items she believes should be prioritized for 2019 consideration. Discussion ensued. No action was taken.

ATTORNEY'S ITEMS:

None.

MANAGER'S ITEMS: RESERVE STUDY, REPAIR AND REPLACEMENTS, 2019 CAPITAL IMPROVEMENTS:

Mr. Foster reviewed the status of the reserve study and resulting report along with a list of repairs and replacement items. No action was taken.

OTHER BUSINESS:

None.

PUBLIC COMMENTS:

The Boards heard comments from the public and responded as appropriate. The issue of the 2015 exclusion not being completely documented with the City Assessor was discussed. Mr. Foster will investigate and report his findings at the next Board meeting. Melissa Sotelo, Councilwoman Gilmore's representative, provided an update on City activities within in the District.

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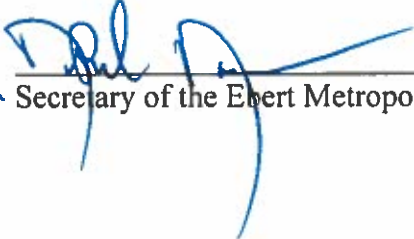
**EXECUTIVE SESSION AS NEEDED TO HEAR LEGAL ADVICE FROM COUNSEL
PURSUANT TO C.R.S. SECTION 24-6-502(4)(B):**

None.

ADJOURNMENT OF MEETING:

There being no further business to come before the Board and upon motion duly made, seconded and unanimously carried, the meeting was adjourned. The Board noted that the next regular meeting of the Board is scheduled for 8:00 a.m. on Wednesday, April 10, 2019, at the City and County of Denver Green Valley Ranch Recreation Center, 4890 Argonne Way, Denver, Colorado.

The foregoing minutes constitutes a true and correct copy of the proceedings of the above-referenced meeting and were approved by the Board of Directors of Ebert Metropolitan District.



Asst. Secretary of the Ebert Metropolitan District