

**NOTICE OF SPECIAL MEETING OF  
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD**

NOTICE IS HEREBY GIVEN that the Board of Directors (the “Board”) of The Aurora Highlands Community Authority Board (the “Authority”), in the City of Aurora, Adams County, Colorado, will conduct a special meeting on Monday, November 23, 2020 at 3:00 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, CO 80019. There will be one person in attendance at the referenced physical meeting location.

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THE AUTHORITY BOARD MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

<https://zoom.us/j/93686972661?pwd=YnZDRWhuS1JGTEVWV3MrY3MyMnhUUT09>

**Meeting ID: 936 8697 2661  
Passcode: 065584  
Or dial in: 1-346-248-7799**

The Authority will take up such business as may be before the Board, including the items listed on the attached Agenda. The meeting is open to the public, and members of the public are encouraged to participate by video enabled web conference.

This notice is given by order of the Board.

THE AURORA HIGHLANDS COMMUNITY AUTHORITY  
BOARD

By:           /s/ Matt Hopper            
President of the District

I, Kathy Suazo, hereby certify that a copy of the foregoing Notice of Special Meeting was posted on the authority website at least 24 hours prior to the meeting.

*Kathy Suazo*

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD**

8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710

NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2022/May 2022
Carla Ferreira (AACMD Rep.)	Vice President	2022/May 2022
Michael Sheldon (TAH MD Nos. 1 – 3 Rep.)	Treasurer/Asst. Secretary	2023/May 2023
VACANT	Assistant Secretary	2023/May 2023
Cynthia (Cindy) Shearon (AACMD Rep.)	Assistant Secretary	2023/May 2023
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2023/May 2023
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2023/May 2022
Denise Denslow	Secretary	N/A

DATE: **November 23, 2020**  
TIME: **3:00 P.M.**  
PLACE: **Information Center  
3900 E. 470 Beltway  
Aurora, CO 80019**

**THERE WILL BE ONE PERSON PRESENT AT THE ABOVE-REFERENCED  
PHYSICAL LOCATION.**

**DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS  
(COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF  
THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD  
MEETING WILL BE HELD BY VIDEO ENABLED WEB CONFERENCE. IF  
YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO  
ENABLED WEB CONFERENCE VIA ZOOM AT:**

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**I. ADMINISTRATIVE MATTERS**

A. Present disclosures of potential conflicts of interest.

- B. Confirm Quorum, location of meeting and posting of meeting notices. Approve Agenda.
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- C. 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.
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- D. Discuss meeting schedule for 2021. Consider adoption of Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices (enclosure).
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## II. CONSENT AGENDA

Consent Agenda – These items are considered to be routine and will be ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Review and consider approval of Minutes from the October 26, 2020 Special Meeting (enclosure).
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- B. Discuss and confirm renewal of 2021 Property and Liability Policy and Special District Association Membership (enclosure).
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- C. Discuss Section 32-1-809, C.R.S., reporting requirements (Transparency Notice) and mode of eligible elector notification (post on SDA website).
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- D. Ratify approval of appointment of representatives to the Aurora Highlands Community-Wide Architectural Review Committee.
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- E. Ratify approval of Side Letter Agreement by and among The Aurora Highlands Community Authority Board (“CAB”), the Aurora Highlands Community-Wide Architectural Review Committee, Richmond American Homes of Colorado, Inc. and Aurora Highlands, LLC (enclosure).
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**III. LEGAL MATTERS**

- A. None.
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**IV. FINANCIAL MATTERS**

- A. Discuss and approve processing November 2020 Series 2020A Draw.

1. Discuss and consider approval of acceptance of CAB and Aerotropolis Area Coordinating Metropolitan District Engineer's Report and Verification of Costs Associated with Public Improvements (Draw No. 29), prepared by Schedio Group LLC (enclosure).
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2. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Authorizing a Draw on November 24, 2020 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A (enclosure).
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- B. Report to the Board on the status of the Series 2020B Bond processing.

1. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Approving a First Supplemental Indenture of Trust (enclosure).
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- C. Conduct Public Hearing to consider amendment of the 2020 Budget. If necessary, consider adoption of Resolution to Amend the 2020 Budget (*Second Reading*).
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- D. Conduct Public Hearing on the proposed 2021 Budget and consider adoption of Resolution to Adopt the 2021 Budget and Appropriate Sums of Money (*Second Reading*) (enclosures – draft budget and resolution).
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- E. Presentation from the District Manager regarding the process and status of collection of System Development Fees.
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- F. Consider appointment of District Accountant to prepare 2022 Budget.
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- G. Discuss and consider approval of engagement of Fiscal Focus Partners, LLC for preparation of 2020 Audit (enclosure).
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**V. CONVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS**

- A. Report from Committee regarding recommendation for engagement of consultants for covenant enforcement services.
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- 1. Discuss and consider approval of Master Service Agreement (“MSA”) for Project Specific Services by and between the CAB and Timberline District Consulting, LLC.
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- 2. Discuss and consider approval of Task Order No. 01 to MSA for Project Specific Services by and between the CAB and Timberline District Consulting, LLC for Management of the CAB’s Rules and Regulations relating to residents and covenant enforcement.
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- 3. Discuss and consider approval of engagement of Special Counsel for Covenant Enforcement Services.
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4. Discuss modification to Scope of Services provided by CliftonLarsonAllen LLP.
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**VI. EXECUTIVE SESSION**

- A. Convene in executive session pursuant to Section 24-6-402(4)(e)(I), C.R.S., to discuss matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators and receive legal advice regarding same.
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**VII. OTHER BUSINESS**

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**VIII. ADJOURNMENT**

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**THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 28, 2020.**