

**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 Wednesday, December 23, 2020 at 11:00 a.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 MICROSOFT TEAMS AT:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjNiMWM2YzUtOWQ5YS00MTY4LWE4MzUtMTZkNzE4YThkYmM2%40thead.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

Or dial in: 1-720-547-5281

Phone Conference ID: 228 085 193#

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 Authority

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 (“CAB”)**

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: **December 23, 2020**
TIME: **11:00 A.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 CAB 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 MICROSOFT TEAMS AT:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjNiMWM2YzUtOWQ5YS00MTY4LWE4MzUtMTZkNzE4YThkYmM2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

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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 CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
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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 November 23, 2020 Special Meeting (enclosure).
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III. LEGAL MATTERS

- A. Acknowledge Special Warranty Deed from Aurora Highlands, LLC to the CAB (Parcel 1 - Tracts G, H, L, M, N, O, P, Q, R and V, The Aurora Highlands Filing Subdivision No. 1, City of Aurora, County of Adams, State of Colorado; and Parcel 2 – Tracts A, B, C, D, F, G, H, I, L and M, The Aurora Highlands Subdivision Filing No. 2, City of Aurora, County of Adams, State of Colorado) (enclosure).
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- B. Discuss and consider approval of Service Agreement for Snow Removal Services by and between the CAB and Brightview Landscape Services, Inc. (enclosure).
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IV. FINANCIAL MATTERS

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

1. Discuss and consider approval of acceptance of CAB and Aerotropolis Area Coordinating Metropolitan District (“District”) Engineer’s Report and Verification of Costs Associated with Public Improvements (Draw No. 30) Engineer’s Report and Verification of Costs No. 7 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 December 30, 2020 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A (enclosure).
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B. Discuss and approve processing December 2020 Series 2020B Draw.

1. Discuss and consider approval of recommendation to CAB for acceptance of the CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements / In-Tract Improvements (Draw Nos. 1-30 The Aurora Highlands Filing Nos. 01 and 02) Engineer’s Report and Verification of Costs No. 1 prepared by Schedio Group LLC (enclosure).
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2. Discuss and consider approval of recommendation to CAB for acceptance of the CAB and the District Engineer’s Report Concerning Acceptance of In-Tract Public Improvements No. 1 (The Aurora Highlands Filing No. 1) (to be distributed).
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3. Acknowledge approval of Consent to Plans and Specifications by Aurora Highlands, LLC, as subordinate lender under the CAB’s Series 2020B Bondholder’s Agreement, dated June 30, 2020 (enclosure).
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4. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Authorizing a Draw on December 30, 2020 of the CAB Subordinate Special Tax Revenue Draw-Down Bonds, Series 2020B (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 Engagement Letter with CliftonLarsonAllen LLP for Covenant Enforcement, Architectural Review and Community Engagement Services for The Aurora Highlands (enclosure).
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2. Discuss and consider approval of Engagement Letter with Fairfield and Woods, P.C. for CAB Covenant Enforcement and Interpretation (enclosure).
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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

VIII. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR JANUARY 25, 2021.