

**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: **July 15, 2021**
TIME: **1:00 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 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 ZOOM AT:

Join Zoom Meeting

<https://zoom.us/j/93178372101?pwd=SU1NN3dDdGVleUQ0Y2M5MXVOS0JHUT09>

Meeting ID: 931 7837 2101

Passcode: 815129

Or Call in: 1-346-248-7799

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

- B. Confirm Quorum, location of meeting and posting of meeting notices. Approve Agenda.
- 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.

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 the June 17, 2021 special meeting minutes (enclosure).

III. LEGAL MATTERS

- A. Discuss status of Waiver and Release of Reimbursement Rights among the CAB, Aurora Highlands, LLC and Homebuilders.
- B. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Suspending Operations of the Community-Wide Architectural Review Committee (enclosure).
 - 1. Acknowledge Letter of Acknowledgement from Aurora Highlands, LLC as Declarant under the Master Declaration of Covenants, Conditions and Restrictions for The Aurora Highlands regarding Suspension of Operations of the Community-Wide Architectural Review Committee and Enforcement of the Design Guidelines (to be distributed).
 - 2. Authorize transmittal of Letter Advising City of Aurora of the Suspension of Operations of the Community-Wide Architectural Review Committee and Enforcement of the Design Guidelines.
- C. Discuss status of proposed 2021 Bond issuance.
 - 1. Discuss and consider approval of Engagement Letter by and between the CAB and Kutak Rock LLP as Bond Counsel for the issuance of the CAB's proposed Series 2021 Bonds (to be distributed).
 - 2. Update from the Committee regarding recommendation for engagement of various consultants.

- D. Discuss and consider adoption of Joint Resolution of the Boards of Directors of the CAB and Aerotropolis Area Coordinating Metropolitan District (“**District**”) Appropriating, Encumbering and Committing Funds for Earthwork Project (to be distributed).

IV. FINANCIAL MATTERS

- A. Discuss status of Lender funding requests and consider approval of payment of claims for operating costs, in the amount of \$60,565.16 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).
- B. Review and accept cash position report dated April 30, 2021, updated as of July 7, 2021 (enclosure).
- C. Discuss and approve processing July 2021 Series 2020A Draw.
 - 1. Discuss and consider approval of acceptance of CAB and District Engineer’s Report and Verification of Costs Associated with Public Improvements (Draw No. 37) Engineer’s Report and Verification of Costs No. 14 prepared by Schedio Group LLC (enclosure).
 - 2. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Authorizing a Draw on July 21, 2021 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A (enclosure).
- D. Discuss status of draft Audit and consider authorization to file a Request for Extension of Time to File Audit for Year-End December 31, 2020.

V. MANAGER MATTERS

- A. Manager’s Report.

VI. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

- A. Other.

VII. EXECUTIVE SESSION

- A. Convene in executive session pursuant to Section 24-6-402(4)(e), 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.

VIII. OTHER BUSINESS

IX. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR AUGUST 19, 2021.