

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD  
("CAB")  
HELD  
FEBRUARY 18, 2021**

A special meeting of the Board of Directors of the CAB, County of Adams (referred to hereafter as the "Board") was convened on Thursday, February 18, 2021 at 1:22 p.m. 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 CAB Board meeting was held and properly noticed to be held via video enabled web conference, with Director Shearon attending in person at the physical meeting location. The meeting was open to the public via videoconference.

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**Directors In Attendance Were:**

Matt Hopper (AACMD Rep.)  
Michael Sheldon (TAH MD 1 – 3 Rep.)  
Carla Ferreira (AACMD Rep.)  
Cynthia ("Cindy") Shearon (AACMD Rep.)  
Deanna Hopper (ATEC 2 Rep.)

**Also In Attendance Was:**

Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.  
Tony Felitsky, Tony DeVito and Dave Center; AECOM  
Debra Sedgely, Zach Leavitt, Denise Denslow, Anna Jones and Celeste Terrell;  
CliftonLarsonAllen LLP ("CLA")  
Kamille Curylo, Esq. and Tanya Lawless, Esq.; Kutak Rock LLP  
Curren Vite: JHL Constructors, Inc.  
Karen Reutzell, Esq.; Fairfield and Woods P.C.

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**ADMINISTRATIVE  
MATTERS**

**Disclosure of Potential Conflicts of Interest:** Attorney Cortese discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted that the disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors as required by Statute. No new conflicts were disclosed.

**Quorum/Confirmation of Meeting Location/Posting of Notice:** A quorum for the special meeting was confirmed. The Board entered into a discussion regarding the

requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting. Following discussion, upon motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote, unanimously carried, the Board determined to conduct this meeting at the above-stated location, with Director Shearon attending in person. Due to concerns regarding the spread of COVID-19, and the benefits to the control of the virus by limiting in-person contact, the remaining Board members and consultants attended via videoconference. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by any interested person have been received.

**Agenda:** The Board considered the proposed Agenda for the CAB's special meeting. Following discussion, upon motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote unanimously carried, the Agenda was approved, as presented and the absence of Director K. Sheldon was excused.

**Public Comment:** There was no public comment.

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**CONSENT AGENDA** The Board considered the following actions:

- A. Review and consider approval of January 25, 2021 special meeting minutes.

Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote, unanimously carried, the Board approved the Consent Agenda.

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**LEGAL MATTERS** **Special Warranty Deed from Aurora Highlands, LLC to the CAB for (Parcel 1 - Tracts L, M, N, O, R and V, The Aurora Highlands Subdivision Filing No. 1; and Parcel 2 - Tracts A, B, C, D, F, G, H, I, L, M and N, The Aurora Highlands Subdivision Filing No. 2):** Attorney Cortese reviewed the Special Warranty Deed with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote unanimously carried, the Board accepted the Special Warranty Deed from Aurora Highlands, LLC to the CAB for (Parcel 1 - Tracts L, M, N, O, R and V, The Aurora Highlands Subdivision Filing No. 1; and Parcel 2 - Tracts A, B, C, D, F, G, H, I, L, M and N, The Aurora Highlands Subdivision Filing No. 2).

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**FINANCIAL  
MATTERS**

**February 2021 Series 2020A Draw:**

**CAB and Aerotropolis Area Coordinating Metropolitan District (“District”) Engineer’s Report and Verification of Costs Associated with Public Improvements (Draw No. 32), Engineer’s Report and Verification of Costs No. 9, prepared by Schedio Group LLC (“Engineer’s Report”):**

Ms. Sedgeley reviewed the Engineer’s Report with the Board. Following review and discussion, upon a motion duly made by Director D. Hopper, seconded by Director M. Sheldon and, upon vote, unanimously carried by roll call, the Board approved acceptance of the Engineer’s Report.

**Resolution of the Board of Directors of the CAB Authorizing a Draw on February 25, 2021 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A:**

Ms. Sedgeley reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director D. Hopper and, upon vote, unanimously carried by roll call, the Board adopted the Resolution of the Board of Directors of the CAB Authorizing a Draw on February 25, 2021 of the CAB Special Tax Revenue Draw-Down Bonds, Series 2020A.

**MANAGER  
MATTERS**

**Manager’s Report:** Ms. Denslow reviewed the Manager’s Report with the Board. There were no additional questions from the Board.

**COVENANT  
ENFORCEMENT  
AND  
COMMUNITY  
ENGAGEMENT  
MATTERS**

**Resolution of the Board of Directors of the CAB Adopting Updated The Aurora Highlands Homeowner Handbook: Rules and Regulations, February 2021:**

Attorney Reutzel reviewed the updates to The Aurora Highlands Homeowner Handbook: Rules and Regulations with the Board. Discussion ensued. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote unanimously carried, the Board adopted the Resolution of the Board of Directors of the CAB Adopting Updated The Aurora Highlands Homeowner Handbook: Rules and Regulations, February 2021.

**Resolution of the Board of Directors of the CAB Establishing Design Review Committee and Appointing Members:**

Attorney Reutzel reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote unanimously carried, the Board adopted the Resolution of the Board of Director of the CAB Establishing a Design Review Committee and appointed Director M. Hopper and Director Shearon as members of the Design Review Committee.

**Resolution of the Board of Directors of the CAB Approving Standing Rules of The Aurora Highlands Design Review Committee:**

Attorney Reutzel reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote unanimously

carried, the Board approved the Resolution of the Board of Director of the CAB Approving Standing Rules of The Aurora Highlands Design Review Committee.

**Resolution of the Board of Directors of the CAB Appointing Members to the Community-Wide Architectural Review Committee:** Attorney Reutzler reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote unanimously carried, the Board adopted the Resolution of the Board of Directors of the CAB Appointing Members to the Community-Wide Architectural Review Committee and appointed Director M. Hopper, Director Shearon and Mike Woodley to the Committee. The Board directed Attorney Reutzler to review the Declaration of Covenants, Conditions and Restrictions regarding the appointment of alternate committee members.

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**EXECUTIVE SESSION**

It was determined that an executive session was not necessary.

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**OTHER BUSINESS**

None.

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**ADJOURNMENT**

There being no further business to come before the Board at this time, upon motion duly made by Director Ferreira, seconded by Director M. Sheldon and, upon vote, unanimously carried, the meeting was adjourned at 1:46 p.m.

Respectfully submitted,

DocuSigned by:  
*Denise Denstow*  
By \_\_\_\_\_  
77517AF6E925439...  
Secretary for the Meeting

## Certificate Of Completion

Envelope Id: 872F05DABB8B454C83A54662A4B83961	Status: Completed
Subject: Please DocuSign: Minutes 02-18-21 (CAB).pdf	
Client Name: TAH CAB	
Client Number: 011-045984-OS03-2021	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
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Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
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4/2/2021 9:42:51 AM	Kathy.Suazo@claconnect.com	

## Signer Events

Denise Denslow  
denise.denslow@claconnect.com  
Secretary  
Security Level: Email, Account Authentication (None)

## Signature

Signature Adoption: Pre-selected Style  
Using IP Address: 165.225.10.158

## Timestamp

Sent: 4/2/2021 9:44:13 AM  
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**Electronic Record and Signature Disclosure:**  
Accepted: 4/2/2021 11:51:26 AM  
ID: bff6e2a5-923e-41f0-9ae1-783bfca9cc77

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/2/2021 9:44:13 AM
Certified Delivered	Security Checked	4/2/2021 11:51:26 AM
Signing Complete	Security Checked	4/2/2021 11:51:35 AM
Completed	Security Checked	4/2/2021 11:51:35 AM

Payment Events	Status	Timestamps
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