

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF
THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD
("CAB")
HELD
JULY 16, 2020**

A special meeting of the Board of Directors of the CAB, County of Adams (referred to hereafter as the "Board") was convened on Thursday, July 16, 2020, at 1:00 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 without any individuals (neither CAB representatives nor the general public) attending in person. The meeting was open to the public via videoconference at the same video link the original meeting was posted for. The meeting was open to the public via videoconference.

Directors In Attendance Were:

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

Following discussion, upon motion duly made by Director M. Sheldon, seconded by Director Ferreira and, upon vote unanimously carried, the absences of Directors Deanna Hopper and Kathleen Sheldon were excused.

Also In Attendance Was:

MaryAnn McGeady, Esq., Elisabeth Cortese, Esq., Jon Hoistad, Esq. and
Drew Rippey, Esq.; McGeady Becher P.C.
Todd Johnson; Terra Forma Solutions, Inc.
Debra Sedgely, Denise Denslow and Anna Jones; CliftonLarsonAllen LLP
("CLA")
Matt Ruhland, Esq.; Collins Cockrel & Cole P.C.
Ryan Littleton; HR Green Development, LLC
Rita Connerly; Fairfield & Woods P.C.
Carlo Ferreira; Aurora Highlands, LLC (for a portion of the meeting)

**ADMINISTRATIVE
MATTERS**

Public Comment: Director Hopper noted that this meeting is open to the public. The public is welcome to speak, but those who choose to must identify themselves for the record. People who don't wish to speak, but would like to be identified in the Minutes are encouraged to introduce themselves. The public is not required to identify themselves if not speaking

Disclosure of Potential Conflicts of Interest: Attorney McGeady 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.

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 Ferreira and, upon vote unanimously carried, the Agenda was approved, as amended.

Approval of Meeting Location: 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 Ferreira, seconded by Director M. Sheldon and, upon vote unanimously carried, the Board determined that due to concerns regarding the spread of COVID-19, and the benefits to the control of the virus by limiting in-person contact, the District Board meeting was held via videoconference, without any individuals (neither CAB representatives nor the general public) attending in person. 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.

CONSENT AGENDA The Board considered the following actions:

- Review and consider approval of Minutes from the June 18, 2020 Special Meeting, the June 23, 2020 Special Meeting and the June 24, 2020 Reconvened Special Meeting.
- Ratify authorization for Director Hopper to engage a consultant for operations and maintenance cost analysis.
- Ratify authorization for accountant to open a CAB checking account and CSAFE account

Following discussion, upon motion duly made by Director M. Sheldon, seconded by Director Ferreira, and upon vote, unanimously carried, the Board approved the above actions, as presented.

LEGAL MATTERS **Resolution Adopting the Aurora Highlands Homeowner Handbook; Rules and Regulations:** The Board determined to defer this matter.

Resolution Regarding Rules and Regulations Regarding Dedication and Acceptance of Public Improvements: The Board determined to defer this matter.

FINANCIAL MATTERS

July 2020 Series 2020A Draw:

CAB / Aerotropolis Area Coordinating Metropolitan District Engineer’s Report and Verification of Costs Associated with Public Improvements (July 2020 Draw), prepared by Schedio Group LLC: The Board determined to defer this matter to the July 21, 2020 Special Meeting.

Operation and Maintenance Budget and Operation Reserve: Discussion ensued regarding the operations and maintenance budget and the operations reserve. It was noted that if the operations and maintenance obligations of the CAB are to include additional facilities/improvements not previously contemplated, there will need to be further discussion to determine what the source of that funding will be at build-out.

Plans and Specifications Budget: Following discussion, upon a motion duly made by Director Hopper, seconded by Director M. Sheldon, and upon a vote, unanimously carried by roll call, the Board accepted the Plans and Specifications Budget and authorized Director Hopper to make technical changes with regard to accounting codes and budgets.

CONSTRUCTION MATTERS

None.

OTHER BUSINESS

None.

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.

DocuSigned by: [Signature] Submitted,
Cindy Shearon
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By _____
Secretary for the Meeting

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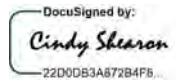
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Envelope Sent	Hashed/Encrypted	9/25/2020 4:53:53 PM
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