

**THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6 (“DISTRICT”)  
F/K/A FIRST CREEK RANCH METROPOLITAN DISTRICT**

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

<https://theaurorahighlands.specialdistrict.net/>

**NOTICE OF A SPECIAL MEETING AND AGENDA**

**DATE:** July 21, 2022  
**TIME:** 1:00 P.M.  
**LOCATION:** Construction Trailer (formerly Information Center)  
3900 E. 470 Beltway  
Aurora, CO 80019

THIS DISTRICT BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

- 1. To attend via Zoom Videoconference use the below link:

Join Zoom Meeting  
<https://zoom.us/j/96576976056?pwd=NjFiQ25pVnAzSE80WFpGWnJMaTNqUT09>

**ACCESS:** Meeting ID: 965 7697 6056  
Passcode: 800276  
One tap mobile  
1-253-215-8782,\*800276#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Matt Hopper	President	May, 2025
Carla Ferreira	Vice President	May, 2025
Michael Sheldon	Treasurer	May, 2023
Vacant	Assistant Secretary	May, 2023
Cynthia (Cindy) Shearon	Assistant Secretary	May, 2023
Denise Denslow	Secretary	N/A

**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. Matters not specifically included on the Agenda may be addressed. As a courtesy to others, comments shall be limited to three 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.

- Review and consider approval of the June 21, 2022 Special Meeting Minutes (enclosure).

## **III. LEGAL MATTERS**

- A. Discuss and consider adoption of a Resolution of the Board of Directors of the District Consenting to the Organization and Overlap of Green Valley Ranch East Metropolitan District Nos. 6-14, in the City of Aurora, Colorado (enclosure).

## **IV. FINANCIAL MATTERS**

- A. None.

## **V. MANAGER MATTERS**

- A. None.

## **VI. CONSTRUCTION MATTERS**

- A. None.

## **VII. OTHER BUSINESS**

- A. None.

## **VIII. ADJOURNMENT**

The next regular meeting is scheduled for November 3, 2022.

## RECORD OF PROCEEDINGS

---

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6  
F/K/A/ FIRST CREEK RANCH METROPOLITAN DISTRICT  
("DISTRICT")  
HELD  
JUNE 21, 2022**

A special meeting of the Board of Directors of the District, County of Adams (referred to hereafter as the "Board") was convened on Tuesday, June 21, 2022 at 3:13 p.m. at the Construction Trailer, 3900 E. 470 Beltway, Aurora, Colorado. The District Board meeting was accessible both in person at the physical meeting location, and via videoconference.

**Directors in Attendance Were:**

Matt Hopper  
Carla Ferreira  
Michael Sheldon  
Cynthia Shearon

**Also in Attendance Were:**

MaryAnn McGeady, Esq., Elisabeth A. Cortese, Esq. and Jon Hoistad, Esq.;  
McGeady Becher P.C.  
Denise Denslow and Shauna D'Amato; CliftonLarsonAllen LLP ("CLA")  
Cristina Madrigal; Timberline District Consulting, LLC  
Brandon Wyszynski; Oakwood Development

**ADMINISTRATIVE  
MATTERS**

**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. No new conflicts were disclosed.

**Quorum/Confirmation of Meeting Location/Posting of Notice:** Director Hopper confirmed a quorum for the special meeting. The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the District boundaries to conduct this meeting it was determined to conduct this meeting at the above-stated location, with participants attending both

## RECORD OF PROCEEDINGS

---

in person and via videoconference. The Board further noted that notice providing the time, date and location was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries have been received.

**Agenda:** The Board considered the proposed Agenda for the District's special meeting. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Agenda was approved, as presented.

**May 3, 2022 Regular Directors' Election:** Ms. Denslow discussed the results of the May 3, 2022 Regular Election with the Board, noting that the Election had been cancelled pursuant to Section 1-13.5-503, C.R.S., as there were not more candidates than open seats on the Board. It was further noted that Director Hopper and Director Ferreira were each deemed elected by acclamation to 3-year terms ending in May, 2025.

**Appointment of Officers:** Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board appointed the following slate of officers:

President:	Matt Hopper
Vice President:	Carla Ferreira
Treasurer:	Michael Sheldon
Assistant Secretary:	Cynthia Shearon
Secretary:	Denise Denslow

**Public Comment:** There were no public comments.

### CONSENT AGENDA

The Board considered the following actions:

#### **April 27, 2022 Special Meeting Minutes**

Following discussion, upon motion duly made by Director Sheldon, seconded by Director Shearon and, upon vote, unanimously carried, the Board ratified and/or approved of the Consent Agenda items, as presented.

### LEGAL MATTERS

**Resolution Appointing a Representative to The Aurora Highlands Community Authority Board ("CAB"):** Attorney Hoistad reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Hopper, seconded by Director Sheldon and, upon vote, unanimously carried, the Board appointed Director Sheldon as the District's Representative on the CAB and adopted the Resolution Appointing a Representative to the CAB.

## RECORD OF PROCEEDINGS

---

**Public Hearing on Petition for Exclusion of Property owned by Clayton Properties Group II, LLC:** Upon a motion duly made by Director Hopper, the District Board opened the public hearing to consider the exclusion of approximately 18.49 acres of real property from the boundaries of the District. It was noted that publication of notice of the date, time and place of the public hearing for the District Board to consider approving the exclusion of real property out of the boundaries of the District was made in a newspaper having general circulation within the District boundaries as well as on the District website. It was noted that no written objections were received prior to the public hearing. Mr. Wyszynski, a representative of Clayton Properties Group II, LLC, the owner of the property and petitioner requesting the exclusion, reviewed the request with the Board. Mr. Wyszynski advised the Board that the owner of the property would not be requesting the District or The Aurora Highlands Community Authority Board to fund, design or construct the public improvements needed to support development in the property, if it is excluded from the District's boundaries. Mr. Wyszynski advised the Board that the excluded property was not within the boundaries of the Aerotropolis Regional Transportation Authority and that the petitioner had not had any discussions with ARTA regarding including the property within ARTA's boundaries. The Board noted that the petitioner owned other parcels that had been included into the boundaries of ARTA but that the property that is the subject of this exclusion hearing was not one of those parcels. Mr. Wyszynski confirmed the petitioner, has agreed to pay all costs associated with the processing of the exclusion by the District and in that regard has delivered to the District a check for payment of the costs as requested by the District staff and acknowledged if the costs of the inclusion exceeded the amount deposited that the petitioner would be responsible for payment to the District of the difference between the actual costs and the amount deposited. Mr. Wyszynski also noted the petitioner's agreement that the District would not reimburse any amounts remaining from the deposit if the cost of processing the exclusion were less than the amount deposited. Following discussion, the public hearing was closed.

Following discussion, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Board adopted the Resolution for Exclusion of Real Property.

FINANCIAL  
MATTERS

None.

MANAGER  
MATTERS

None.

CONSTRUCTION  
MATTERS

None.

OTHER BUSINESS

None.

**RECORD OF PROCEEDINGS**

---

ADJOURNMENT

There being no further items before the Board, upon motion duly made by Director Ferreira, seconded by Director Hopper and, upon vote, unanimously carried, the meeting was adjourned at 3:39 p.m.

Respectfully submitted,

By \_\_\_\_\_  
Secretary for the Meeting

**RESOLUTION OF  
THE BOARD OF DIRECTORS OF  
THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6  
CONSENTING TO THE ORGANIZATION AND OVERLAP OF  
GREEN VALLEY RANCH EAST METROPOLITAN DISTRICT NOS. 6-14  
IN THE CITY OF AURORA, COLORADO**

WHEREAS, The Aurora Highlands Metropolitan District No. 6, formerly known as the First Creek Ranch Metropolitan District (“**TAH MD 6**”), is a quasi-municipal corporation and political subdivision of the State of Colorado, organized pursuant to Title 32, Article 1, Colorado Revised Statutes; and

WHEREAS, Section 32-1-107(2), C.R.S., provides that no special district may be organized wholly or partly within an existing special district providing the same service; and

WHEREAS, Section 32-1-107(3)(b)(IV), C.R.S., provides that an overlapping special district may be authorized to provide the same service as the existing special district if, among other requirements, the board of directors for the special district consents to the overlapping special district providing the same service; and

WHEREAS, Clayton Properties Group II, Inc., (the “**Petitioner**”) is organizing the Green Valley Ranch East Metropolitan District Nos. 9-14 (“**GVRE MD Nos. 9-14**”) and together with the existing Green Valley Ranch East Metropolitan District Nos. 6-8 (“**GVRE MD Nos. 6-8**”) and together with GVRE MD Nos. 9-14, “**GVRE MD Nos. 6-14**”) in the city of Aurora (“**City**”) are seeking City approval of the Consolidated Second Amended and Restated Service Plan for GVRE MD Nos. 6-14 (“**Service Plan**”); and

WHEREAS, upon organization of the proposed GVRE MD Nos. 9-14 and City approval of the Service Plan Inclusion Areas, as defined in the Service Plan and the boundaries of TAH MD 6 will overlap (the “**Overlapping Inclusion Areas**”); and

WHEREAS, upon organization GVRE MD Nos. 9-14 and City approval of the Service Plan, GVRE MD Nos. 6-14 will have the authority to provide the Public Improvements required to serve the Overlapping Inclusion Areas; and

WHEREAS, with the understanding that prior to development of a portion of the property within the Overlapping Inclusion Areas such portion will be excluded from the boundaries of TAH MD 6, TAH MD 6 desires to evidence its consent to the organization of GVRE MD Nos. 9-14 and overlap of GVRE MD Nos. 6-14 whose Overlap Inclusion Areas overlap with the boundaries and services of the TAH MD 6.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE AURORA HIGHLANDS METROPOLITAN DISTRICT NO. 6:**

That, pursuant to Section 32-1-107(3)(b)(IV), C.R.S., TAH MD No. 6 hereby consents to the organization and overlap of GVRE MD Nos. 6-14, subject to the provisions recited below:

1. The GVRE MD Nos. 6-14 shall not provide services to any parcel within the Overlapping Boundaries and the Overlapping Inclusion Areas unless and until such parcel has been excluded from the boundaries of TAH MD 6.

2. A copy of this Resolution shall be provided to the City Council for the City of Aurora and general counsel to GVRE MD Nos. 6-8.

3. This Resolution shall be effective upon adoption and shall remain in full force and effect until rescinded by the TAH MD 6’s Board of Directors for failure of one or more of the conditions set forth herein.

RESOLUTION APPROVED AND ADOPTED ON JULY 21, 2022.

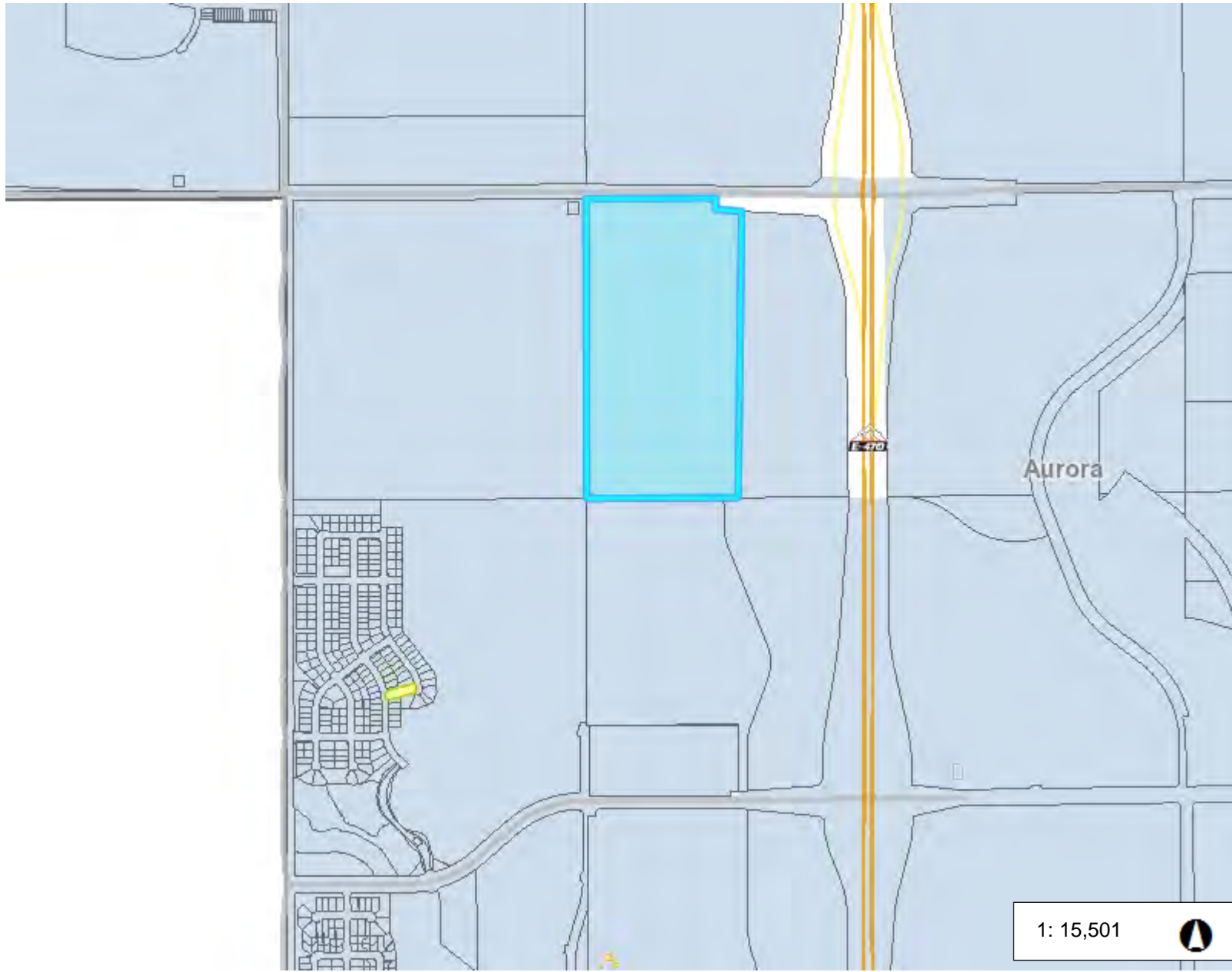
**THE AURORA HIGHLANDS  
METROPOLITAN DISTRICT NO. 6**

\_\_\_\_\_  
President

Attest:

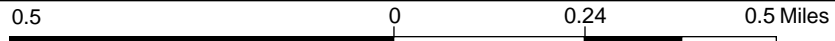
\_\_\_\_\_  
Secretary or Assistant Secretary





- Legend**
- Lake
  - Lake
  - River
  - Parks and Open Space
  - Highways (10,000 - 20,000)
    - Interstate
    - Highway
    - Tollway
  - Parcels
  - Building
  - County Boundary
  - City**
    - Arvada
    - Aurora
    - Bennett
    - Brighton
    - Commerce City
    - Federal Heights
    - Lochbuie
    - Northglenn
    - Thornton
    - Westminster

1: 15,501



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

# Adams County Agricultural Property Profile

**Parcel Number:** 0182100000033

<b>Owners Name and Address:</b>	<b>Property Address:</b>
GREEN VALLEY AURORA LLC  C/O AWH VENTURES INC LAS VEGAS NV 89135-1210	AURORA CO

## Account Summary

### Legal Description

SECT,TWN,RNG:13-3-66 DESC: W2 NE4 EXC HIWAY 79/56A

### Subdivision Plat

N/A

### Account Summary

<b>Account Numbers</b>	<b>Date Added</b>	<b>Tax District</b>	<b>Mill Levy</b>
R0083845	On or Before 01/01/1996	<a href="#">343</a>	212.227

## Permits

### Permit Cases

[ANX2009-00004](#)  
[PRJ2007-00015](#)  
[RCU2007-00022](#)

## Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/24/1995	\$0	PRD	46062	4493	672			\$0	
07/12/1999	\$2,663,920.00	WD	C0567343	5823	899-905	HOYT ROSE LOUISE ET AL	C & H RANCH COMPANY LLC	\$266.39	07/14/1999
12/03/2004	\$10.00	BLK	2004001258230	2004	1210	GREEN VALLEY EAST LLC	C & H COLORADO LAND INVESTMENTS LLC	\$0	12/10/2004
03/01/2005	\$0	OTH	2007000053213			C & H COLORADO LAND INVESTMENTS LLC, C/O GEORGE MCELROY & ASSOCIATES IN	GREEN VALLEY EAST AURORA LLC	\$0	06/01/2007
05/09/2005	\$0	OTH	2007000053214			GREEN VALLEY EAST AURORA LLC	GREEN VALLEY AURORA LLC	\$0	06/01/2007

Click [here](#) to go to Clerk / Recorder search page

## Valuation Summary

### Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0083845	Agricultural	Acres	79.5600	FIRE DISTRICT 11 SABLE ALTURA	School District 28-Aurora	V	\$10,463.00	\$2,760.00
<b>Land Subtotal:</b>							<b>\$10,463.00</b>	<b>\$2,760.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0083845	0	0
<b>Improvements Subtotal:</b>	<b>0</b>	<b>0</b>

<b>Total Property Value</b>	<b>\$10,463.00</b>	<b>\$2,760.00</b>
-----------------------------	--------------------	-------------------

## Building Summary

NO BUILDING RECORDS FOUND

## Tax Summary

Click [here](#) to go to Treasurer's search page

## Enterprise Zone Summary

### Property within Enterprise Zone

True

## Precincts and Legislative Representatives Summary

### Precinct

240

### Commissioner Representative

Commissioner District	Link to Representative
5	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
36	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
28	<a href="#">Click Here</a>

### US Congress Representative

Congressional District	Link to Representative
6	<a href="#">Click Here</a>

## Zoning Summary

## Zoning Summary

Zoning Authority	Zoning
AURORA	AURORA

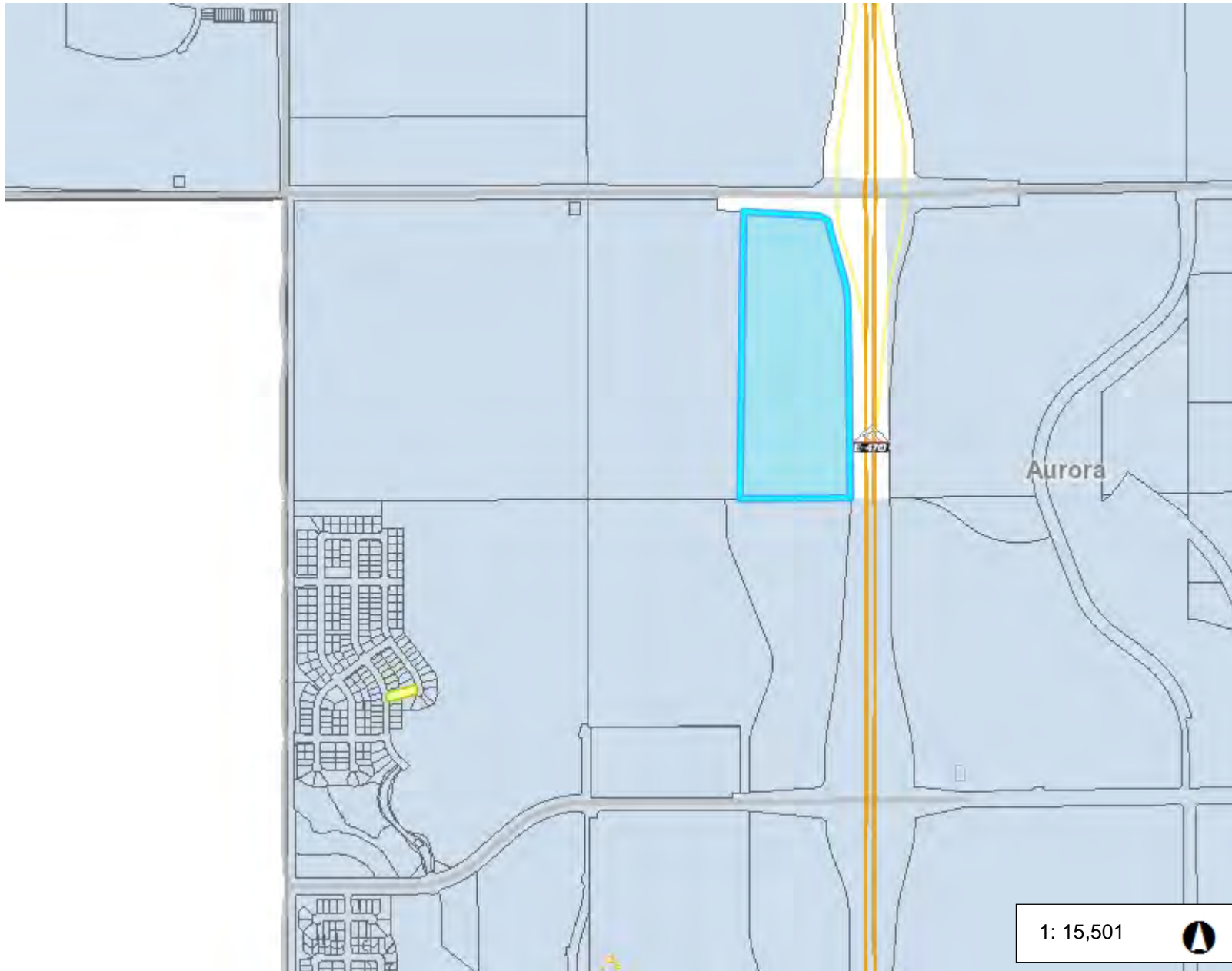
**Note:** Data is updated daily. Above data was updated as of: 06/03/22

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

## Adams County Tax District Report

Tax Area: 343

Name	Tax Year	Mill Levy
ADAMS COUNTY	2022	27.069
AURORA	2022	8.073
AURORA HIGHLANDS METRO DISTRICT 6 (FKA FCRMD)	2022	78.486
FIRE DISTRICT 11 SABLE ALTURA	2022	14.992
RANGEVIEW LIBRARY DISTRICT	2022	3.689
RTD	2022	0.000
School District 28-Aurora	2022	78.918
URBAN DRAINAGE & FLOOD CONTROL	2022	0.900
URBAN DRAINAGE SOUTH PLATTE	2022	0.100
<b>Total</b>		<b>212.227</b>



**Legend**

- Lake
- Lake
- River
- Parks and Open Space
- Highways (10,000 - 20,000)
  - Interstate
  - Highway
  - Tollway
- Parcels
- Building
- County Boundary
- City**
  - Arvada
  - Aurora
  - Bennett
  - Brighton
  - Commerce City
  - Federal Heights
  - Lochbuie
  - Northglenn
  - Thornton
  - Westminster

1: 15,501



0.5      0      0.24      0.5 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

# Adams County Agricultural Property Profile

**Parcel Number:** 0182100000032

<b>Owners Name and Address:</b>	<b>Property Address:</b>
GREEN VALLEY AURORA LLC  C/O AWH VENTURES INC LAS VEGAS NV 89135-1210	AURORA CO

## Account Summary

### Legal Description

SECT,TWN,RNG:13-3-66 DESC: E2 NE4 EXC HIWAY 53/2301A

### Subdivision Plat

N/A

### Account Summary

<b>Account Numbers</b>	<b>Date Added</b>	<b>Tax District</b>	<b>Mill Levy</b>
R0083844	On or Before 01/01/1996	<a href="#">343</a>	212.227

## Permits

### Permit Cases

[ANX2009-00004](#)  
[PRJ2007-00015](#)  
[RCU2007-00022](#)

## Sales Summary



Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/24/1995	\$0	PRD	46062	4493	672			\$0	
07/09/1999	\$10.00	SWD	C0567344	5823	906-911	HOYT ROSE LOUISE ET AL	C & H RANCH COMPANY LLC	\$0	07/14/1999
07/12/1999	\$2,663,920.00	WD	C0567343	5823	899-905	HOYT ROSE LOUISE ET AL	C & H RANCH COMPANY LLC	\$266.39	07/14/1999
11/28/2003	\$10.00	BLK	C1251640			C & H RANCH COMPANY LLC	C & H COLORADO LAND INVESTMENT	\$0	12/11/2003
11/28/2003	\$5,362,000.00	BLK	C1251641			C & H RANCH COMPANY LLC	GREEN VALLEY EAST LLC	\$536.2	12/11/2003
12/03/2004	\$10.00	BLK	2004001258230	2004	1210	GREEN VALLEY EAST LLC	C & H COLORADO LAND INVESTMENTS LLC	\$0	12/10/2004
03/01/2005	\$0	OTH	2007000053213			C & H COLORADO LAND INVESTMENTS LLC, C/O GEORGE MCELROY & ASSOCIATES IN	GREEN VALLEY EAST AURORA LLC	\$0	06/01/2007
05/09/2005	\$0	OTH	2007000053214			GREEN VALLEY EAST AURORA LLC	GREEN VALLEY AURORA LLC	\$0	06/01/2007

Click [here](#) to go to Clerk / Recorder search page

## Valuation Summary

### Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0083844	Agricultural	Acres	53.2300	FIRE DISTRICT 11 SABLE ALTURA	School District 28-Aurora	V	\$7,337.00	\$1,940.00
<b>Land Subtotal:</b>							<b>\$7,337.00</b>	<b>\$1,940.00</b>

### Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0083844	0	0
<b>Improvements Subtotal:</b>	<b>0</b>	<b>0</b>

<b>Total Property Value</b>	<b>\$7,337.00</b>	<b>\$1,940.00</b>
-----------------------------	-------------------	-------------------

## Building Summary

NO BUILDING RECORDS FOUND

## Tax Summary

Click [here](#) to go to Treasurer's search page

## Enterprise Zone Summary

### Property within Enterprise Zone

True

## Precincts and Legislative Representatives Summary

### Precinct

240

### Commissioner Representative

Commissioner District	Link to Representative
5	<a href="#">Click Here</a>

### State House Representative

House District	Link to Representative
36	<a href="#">Click Here</a>

### State Senate Representative

Senate District	Link to Representative
28	<a href="#">Click Here</a>

### US Congress Representative

Congressional District	Link to Representative
6	<a href="#">Click Here</a>

## Zoning Summary

### Zoning Summary

Zoning Authority	Zoning
AURORA	AURORA

**Note:** Data is updated daily. Above data was updated as of: 06/03/22

**Legal Disclaimer:** Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

## Adams County Tax District Report

Tax Area: 343

Name	Tax Year	Mill Levy
ADAMS COUNTY	2022	27.069
AURORA	2022	8.073
AURORA HIGHLANDS METRO DISTRICT 6 (FKA FCRMD)	2022	78.486
FIRE DISTRICT 11 SABLE ALTURA	2022	14.992
RANGEVIEW LIBRARY DISTRICT	2022	3.689
RTD	2022	0.000
School District 28-Aurora	2022	78.918
URBAN DRAINAGE & FLOOD CONTROL	2022	0.900
URBAN DRAINAGE SOUTH PLATTE	2022	0.100
<b>Total</b>		<b>212.227</b>