

AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898

Tel: (303) 987-0835

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NOTICE OF SPECIAL MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expires</u>
Andrew Klein	President	2023/May 2023
Kevin Smith	Treasurer	2023/May 2023
Otis Moore, III	Assistant Secretary	2022/May 2022
Theodore Laudick	Assistant Secretary	2022/May 2022
Mark Witkiewicz	Assistant Secretary	2023/May 2022
Ann Finn	Secretary	

DATE: October 25, 2021

TIME: 10:00 A.M.

PLACE: **ZOOM**

Join Zoom Meeting

<https://us02web.zoom.us/j/89289915337?pwd=M3RSdjcZVmtYQzhOYjQwRTQ4TDFYUT09>

Meeting ID: 892 8991 5337

Passcode: 897505

Dial In: 1-253-215-8782

One tap mobile

+12532158782,,89289915337#,,,,*897505# US (Tacoma)

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. Review and consider Minutes of the February 8, 2021 Special Meeting, July 12, 2021, Special Meeting, September 21, 2021 Special Meeting and October 12, 2021 Special Meeting (enclosures).

D. Consider approval of Annual Administrative Resolution for Year 2022 (enclosure).

II. PUBLIC COMMENTS

- A. Members of the public may express their view to the Board on matters that affect the District. Comments will be limited to three (3) minutes.
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III. FINANCIAL MATTERS

- A. Ratify approval of the payment of claims for the period beginning September 15, 2021 through October 21, 2021, in the amount of \$856,256.09 (enclosure).
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- B. Review and accept Cash Position Schedule, dated September 30, 2021, updated as of October 21, 2021 (enclosure).
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- C. Consider engagement of Schilling & Company, Inc. to prepare 2021 Audit, for an amount not to exceed \$_____.
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- D. Conduct Public Hearing to consider Amendment to 2021 Budget and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures (if necessary).
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- E. Conduct Public Hearing on the proposed 2022 Budgets and consider adoption of Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and to Set Mill Levies (for General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary AV, resolutions and draft 2022 Budget).
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- F. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.
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- G. Consider appointment of District Accountant to prepare the 2023 Budget.
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IV. LEGAL MATTERS

- A. Review and consider adoption of Resolution Calling May 3, 2022 Election for Directors, appointing Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election. Self-Nomination Forms are due by February 25, 2022 (enclosure). Discuss the need for ballot issues and/or questions.
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V. CAPITAL PROJECTS

- A. Discuss status of the capital improvements projects:
1. Lisbon Street Extension Project (Millstone Weber, LLC).

 2. High Point North Grading Project (Summit Excavation & Grading, LLC).

 3. High Point at DIA Neighborhood Park West Civil Infrastructure Project (Catamount Constructor Inc.).

 4. High Point East Mass Grading Project (E470 & 64th).

 5. Discuss the status of the 64th Ave. and Denali Street Lighting Package Project.

 6. Discuss the status of the Possum Gully Channel Improvement Project.

 7. Discuss the status of the High Point 66th & 67th Ave. Improvement Project.

 8. Discuss the status of the High Point North Pinon Sanitary Sewer Improvement Project.
 - a. Review Bids.

b. Award Contract.

c. Authorize the issuance of the Notice of Award and Notice to Proceed.

d. Approve Construction Contract with the contractor.

VI. OPERATIONS AND MAINTENANCE

A. Discuss 2022 operation and maintenance services (**AHP**).

VII. OTHER BUSINESS

A. _____

VIII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT HELD FEBRUARY 8, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Aurora High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Monday, the 8th day of February, 2021, at 10:00 a.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 District Board meeting was held and properly noticed to be held via telephone conference. The meeting was open to the public telephonically.

ATTENDANCE

Directors In Attendance Were:

Kevin Smith
Otis Moore, III
Theodore Laudick
Mark Witkiewicz

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the absences of Andrew Klein and Mark Witkiewicz were excused.

Also In Attendance Were:

Ann E. Finn; Special District Management Services, Inc.

Elizabeth Dauer, Esq.; Seter & Vander Wall, P.C.

Debra Sedgeley and Zach Leavitt; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Finn requested that the Directors review the Agenda for the meeting and advised the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the Agenda was approved, as presented.

Minutes: The Board reviewed the Minutes of the October 26, 2020, November 16, 2020 and January 25, 2021 Special Meetings.

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the Minutes of the October 26, 2020, November 16, 2020 and January 25, 2021 Special Meetings.

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

Claims: Ms. Sedgeley reviewed with the Board the claims for the period ending January 22, 2021, in the amount of \$996,043.65.

Following discussion, upon motion duly made by Director Moore, seconded by Director Smith and, upon vote, unanimously carried, the Board approved the claims for the period ending January 22, 2021, in the amount of \$996,043.65.

Financial Statements / Cash Position: Ms. Sedgeley reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending December 30, 2020 and the schedule of cash position for the period ending December 30, 2020, updated as of February 2, 2021.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending December 30, 2020 and the schedule of cash position for the period ending December 30, 2020, updated as of February 2, 2021, as presented.

LEGAL MATTERS

Separation of Colorado International Center Metropolitan District No. 3 ("CICMD No. 3") from the Aurora High Point at DIA Metropolitan District:

Attorney Dauer updated the Board on status of the separation from Colorado International Center Metropolitan District No. 3. The Board discussed the committees approval and denial of certain conditions outlined in the demand letter. Attorney Dauer noted that negotiations are on-going.

Assignment Agreement Regarding 64th Ave. Construction Project Agreements:

Attorney Dauer reviewed with the Board an Assignment Agreement Regarding 64th

RECORD OF PROCEEDINGS

Ave. Construction Project Agreements between the Authority and Aurora High Point at DIA Metropolitan District.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Assignment Agreement Regarding 64th Ave. Construction Project Agreements between the Authority and Aurora High Point at DIA Metropolitan District.

CAPITAL PROJECTS

Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 1 (Report No. 1''), dated January 29, 2021, prepared by Schedio Group LLC: The Board reviewed the spreadsheet and summary of costs associated with Report No. 1.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 1, dated January 29, 2021, prepared by Schedio Group LLC, in the amount of \$1,423,278.98.

Verified public improvement costs and allocation of same among Aurora High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 4, and Colorado International Metropolitan District No. 8, pursuant to Report No. 1, dated January 29, 2021:

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board accepted the verified public improvement costs and allocation of same among Aurora High Point at DIA Metropolitan District, Colorado International Center Metropolitan District No. 4, and Colorado International Center Metropolitan District No. 8, pursuant to Report No. 1, dated January 29, 2021.

Bill of Sale and Deed for conveyance of real property and public improvements identified in Engineer's Report and Verification of Costs Associated with Public Improvements Report No. 1 (Report No. 1''), dated January 29, 2021, prepared by Schedio Group LLC: The Board discussed the Bill of Sale and Deed for conveyance of real property and public improvements identified in Report No. 1.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board ratified approval of the Bill of Sale and Deed for conveyance of real property and public improvements identified in Report No. 1 prepared by Schedio Group, LLC.

Requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Engineer's

RECORD OF PROCEEDINGS

Report and Verification of Costs Associated with Public Improvements Report No. 1 (Report No. 1''), dated January 29, 2021, prepared by Schedio Group LLC

Report No. 1: The Board discussed Requisition No. 4 to be processed by Colorado International Center Metropolitan District No. 8, in the amount of \$1,423,278.98.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board adopted, approved, ratified or acknowledged (as appropriate) of requisition(s) for reimbursement of verified public improvement costs, and any and all resolution(s) relating to such requisition(s), pursuant to Report No. 1, in the amount of \$1,423,278.98.

Capital Improvement Projects:

Denali Street Project: Director Laudick reported to the Board that he is coordinating execution of the Construction Contract.

High Point Neighborhood Park West Civil Infrastructure Project: Director Laudick reported to the Board that the project will be completed by the end of April with the exception of the planting of the plant material which will be completed in the spring.

High Point Possum Gully Sanitary Sewer Project: Mr. Laudick reported to the Board that punch list is being prepared and will need to be completed prior to final acceptance by the city.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT HELD JULY 12, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Aurora High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Monday, the 12th day of July, 2021, at 10:00 a.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 District Board meeting was held and properly noticed to be held by video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Andrew Klein
Kevin Smith
Otis Moore, III
Theodore Laudick

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the absence of Director Mark Witkiewicz was excused.

Also In Attendance Were:

Matt Cohrs; Special District Management Services, Inc.

Colin B. Mielke, Esq.; Seter & Vander Wall, P.C.

Debra Sedgeley; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Attorney Mielke requested that the Directors review the Agenda for the meeting and advised the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Mr. Cohrs distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Agenda was approved, as presented.

Minutes: The Board reviewed the Minutes of the May 28, 2021 Special Meeting.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board approved the Minutes of the May 28, 2021 Special Meeting.

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

Cash Position / Claims: Ms. Sedgeley reviewed with the Board the Cash Position Schedule dated May 31, 2021, updated as of July 7, 2021, and the claims for the period beginning May 26, 2021 through July 7, 2021, in the amount of \$1,729,396.09.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the Cash Position Schedule dated May 31, 2021, updated as of July 7, 2021, and the claims for the period beginning May 26, 2021 through July 7, 2021, in the amount of \$1,729,396.09.

2020 Audit: Ms. Sedgeley reviewed the 2020 draft Audit with the Board. Attorney Mielke discussed minor modifications to the draft and confirmed a final version will be prepared with the modifications discussed.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the 2020 Audit as discussed and authorized execution of the Audit Representations Letter.

LEGAL MATTERS

Public Hearing on Petition for Inclusion of approximately 0.009 acres of real property owned by ACM High Point VI LLC, and adoption of Resolution for Inclusion of Real Property: Attorney Mielke presented the Board with a petition for inclusion of approximately .009 acres of real property into the boundaries of the District received from 100% of the fee owners of such property and an accompanying Resolution for Inclusion of Real Property. Attorney Mielke opened the public hearing for discussion. It was noted that a publication was made and no written objections

RECORD OF PROCEEDINGS

were received. There being no members of the public present, the public hearing was closed.

Following review and discussion by the Board, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the inclusion of approximately 0.009 acres of real property owned by ACM High Point VI LLC, and in addition adopted the Resolution for Inclusion of Real Property.

Public Hearing on Petition for Exclusion of approximately 0.009 acres of real property owned by ACM High Point VI LLC, and adoption of Resolution for Exclusion of Real Property: Attorney Mielke presented the Board with a petition for exclusion of approximately .009 acres of real property out of the boundaries of the District received from 100% of the fee owners of such property and an accompanying Resolution for Exclusion of Real Property. Mr. Mielke explained the statutory considerations that must be made by the Board when considering a petition for exclusion and identified the factors in an accompanying resolution of the Board. Attorney Mielke opened the public hearing for discussion. It was noted that a publication was made and no written objections were received. There being no members of the public present, the public hearing was closed.

Following review and discussion of the resolution and the statutory factors for exclusion, and upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the exclusion of approximately 0.009 acres of real property owned by ACM High Point VI LLC, and in addition adopted the Resolution for Exclusion of Real Property.

First Amendment to Capital Funding and Reimbursement Agreement and First Amendment to Operations Funding and Reimbursement Agreement: The Board discussed consideration of the First Amendment to Capital Funding and Reimbursement Agreement and First Amendment to Operations Funding and Reimbursement Agreement. Mr. Mielke informed the Board that he discussed both agreements with the District's accountant and it has been determined that no amendment is needed to the Capital Funding Agreement at this time, and consideration of that amendment was therefore tabled. Mr. Mielke further informed the Board that the First Amendment to Operations Funding and Reimbursement Agreement is needed and that the authorized amount should be increased from \$1 million to \$5 million based on discussions with the District's accountant.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the First Amendment to Operations Funding Reimbursement Agreement and directed Attorney Mielke to revise the final draft to include the \$5 million amount discussed.

RECORD OF PROCEEDINGS

CAPITAL PROJECTS

Capital Improvement Projects: Director Laudick reported on the Capital Improvement Projects.

Lisbon Street Extension Project (Millstone Weber, LLC): There was no report.

High Point North Grading Project (Summit Excavation & Grading, LLC): There was no report.

High Point at DIA Neighborhood Park West Civil Infrastructure Project (Catamount Constructor Inc.): The Board discussed the one-year warranty period for the project.

64th Ave. and Denali Street Lighting Package Project: Director Laudick reported to the Board that he received only one bid for the 64th Ave. and Denali Street Lighting Package Project.

Review Bids: Director Laudick reviewed with the Board the bid received from Dynalectric Company, a Delaware corporation (“Dynalectric”) for the 64th Ave and Denali Street Lighting Package Project.

Award Contract: Director Laudick recommended the contract be awarded to Dynalectric.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board awarded the contract to Dynalectric.

Notice of Award and Notice to Proceed: The Board entered into discussion regarding authorizing issuance of Notice of Award and Notice to Proceed.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board authorized Director Laudick to issue the Notice of Award and Notice to Proceed to Dynalectric.

Construction Contract: The Board entered into discussion regarding the Construction Contract with Dynalectric.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Construction Contract with Dynalectric.

Lisbon Street Lighting Package Project: Director Laudick reported the Lisbon Street Lighting Package Project bid opening is scheduled for June 16, 2021. No further action was taken by the Board at this time.

RECORD OF PROCEEDINGS

Possum Gully Channel Improvement Project: Director Laudick reported the Bid opening was held July 1, 2021 and noted he could not make a recommendation to award the contract at this time. Following discussion, the Board rejected the bids and directed Director Laudick to rebid the project.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT HELD SEPTEMBER 21, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Aurora High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Tuesday, the 21st day of September, 2021, at 3:00 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 District Board meeting was held and properly noticed to be held by video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Andrew Klein
Kevin Smith
Otis Moore, III
Theodore Laudick
Mark Witkiewicz

Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

Colin B. Mielke, Esq.; Seter & Vander Wall, P.C.

Debra Sedgeley; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Attorney Mielke requested that the Directors review the Agenda for the meeting and advised the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Agenda was approved, as presented.

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

Claims: Ms. Sedgeley reviewed with the Board the claims for the period beginning July 8, 2021 through September 14, 2021, in the amount of \$1,884,114.18.

Following discussion, upon motion duly made by Director Klein, seconded by Director Smith and, upon vote, unanimously carried, the Board accepted the claims for the period beginning July 8, 2021 through September 14, 2021, in the amount of \$1,884,114.18.

Financial Statements/Schedule of Cash Position: Ms. Sedgeley reviewed the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021 and the schedule of cash position for the period ending June 30, 2021, updated as of September 14, 2021.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash deposits, investments, budget analysis, and accounts payable vouchers for the period ending June 30, 2021 and the schedule of cash position for the period ending June 30, 2021, updated as of September 14, 2021, as presented.

LEGAL MATTERS

2022 Budget Memo: Attorney Mielke reviewed with the Board the 2022 Budget Memo, which identifies various requirements and deadlines for the District's budget activities during 2022.

Notice of Fatality provided by American Civil Constructors, LLC Concerning the 64th Avenue Infrastructure Project: Attorney Mielke discussed with the Board a Notice of Fatality received from American Civil Constructor, LLC. It was noted that the project at which the fatality occurred is not the District's project, and is being performed by the 64th Avenue Authority. Following discussion, the Board directed staff to notify the District's insurance carrier of the notice.

Overlap Consent Agreement between the District and East Cherry Creek Valley Water and Sanitation District ("ECCVW&SD"): Attorney Mielke noted he

RECORD OF PROCEEDINGS

received comments from the Attorney for the ECCVW&SD which he needs to review. He will present the final Agreement to the Board at the next meeting.

CAPITAL PROJECTS

Capital Improvement Projects: Director Laudick reported on the Capital Improvement Projects.

Lisbon Street Extension Project (Millstone Weber, LLC): Director Laudick noted that the project is ongoing.

High Point North Grading Project (Summit Excavation & Grading, LLC): Director Laudick reported the project is 60% complete.

High Point at DIA Neighborhood Park West Civil Infrastructure Project (Catamount Constructor Inc.):

One-Year Maintenance Warranty Period: Mr. Laudick noted the project is currently in the one-year warranty period.

High Point East Mass Grading Project (E470 & 64th):

Final Payment to ESCO Construction Co. for the High Point at DIA Metropolitan District- High Point East Mass Grading Project (E470 & 64th): The Board discussed final payment to ESCO Construction Co. for the High Point at DIA Metropolitan District- High Point East Mass Grading Project (E470 & 64th). It was noted that a final payment was scheduled for September 7, 2021.

Following discussion, upon motion duly made by Director Smith, seconded by Director Moore and, upon vote, unanimously carried, the Board authorized final payment to ESCO Construction Co. for the High Point at DIA Metropolitan District- High Point East Mass Grading Project (E470 & 64th).

64th Ave. and Denali Street Lighting Package Project: Director Laudick reported to the Board that the contractor is pre-ordering materials.

Lisbon Street Lighting Package Project: Director Laudick reported to the Board that the contractor is pre-ordering materials.

Possum Gully Channel Improvement Project:

Bids: Mr. Laudick reviewed the bids with the Board.

Award Contract: Director Laudick recommended the contract be awarded to Duran Excavation, Inc., for the amount of \$3,078,163.27.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board awarded the contract to Duran Excavation, Inc., for the amount of \$3,078,163.27.

Notice of Award and Notice to Proceed: The Board entered into discussion regarding authorizing issuance of Notice of Award and Notice to Proceed.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board authorized Director Laudick to issue the Notice of Award and Notice to Proceed to Duran Excavation, Inc.

Construction Contract: The Board entered into discussion regarding the Construction Contract with the contractor.

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Construction Contract with Duran Excavation, Inc.

Director Laudick noted that construction is scheduled to start next week.

High Point 66th & 67th Ave Improvement Project: Director Laudick noted that bid opening is scheduled for October 5, 2021.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Klein, seconded by Director Smith and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT HELD OCTOBER 12, 2021

A Special Meeting of the Board of Directors (referred to hereafter as the "Board") of the Aurora High Point at DIA Metropolitan District (referred to hereafter as the "District") was convened on Tuesday, the 12th day of October, 2021, 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 District Board meeting was held and properly noticed to be held by video/telephone conference. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Andrew Klein
Kevin Smith
Otis Moore, III
Theodore Laudick
Mark Witkiewicz

Also In Attendance Were:

Ann Finn; Special District Management Services, Inc.

Colin B. Mielke, Esq.; Seter & Vander Wall, P.C.

Megan Becher, Esq.; McGeady Becher, PC

Zachary Levitt; CliftonLarsonAllen LLP

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board noted it was in receipt of disclosures of potential conflicts of interest statements for each of the Directors and that the statements had been filed with the Secretary of State at least seventy-two hours in advance of the meeting. Attorney Mielke requested that the Directors review the Agenda for the meeting and advised the Board of any new conflicts of interest which had not been previously disclosed. No further disclosures were made by Directors present at the meeting.

ADMINISTRATIVE MATTERS

Agenda: Ms. Finn distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Agenda was approved, as presented.

PUBLIC COMMENT

There was no public comment.

CAPITAL PROJECTS

Capital Improvement Projects: Director Laudick reported on the Capital Improvement Projects.

High Point 66th & 67th Ave Improvement Project: Director Laudick reviewed the bid tab with the Board.

Award Contract: Director Laudick recommended the contract be awarded to American West Contractors, for the amount of \$3,226,336.

Following review and discussion, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the Board awarded the contract to American West Contractors, for the amount of \$3,226,336.

Notice of Award and Notice to Proceed: The Board entered into discussion regarding authorizing issuance of Notice of Award and Notice to Proceed.

Following discussion, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the Board authorized Director Laudick to issue the Notice of Award and Notice to Proceed to Duran Excavation, Inc.

Construction Contract: The Board entered into discussion regarding the Construction Contract with the contractor.

Following discussion, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the Board approved the Construction Contract with American West Contractors.

OTHER BUSINESS

Termination Agreement for Facilities Funding, Construction, and Operation Agreement solely as to Colorado International Center Metropolitan District No. 7 and Colorado International Center Metropolitan District No. 11: Attorney Mielke reviewed with the Board the Termination Agreement for Facilities Funding, Construction, and Operation Agreement solely as to Colorado International Center Metropolitan District No. 7 and Colorado International Center Metropolitan District No. 11.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Smith, seconded by Director Klein and, upon vote, unanimously carried, the Board approved the Termination Agreement for Facilities Funding, Construction, and Operation Agreement solely as to Colorado International Center Metropolitan District No. 7 and Colorado International Center Metropolitan District No. 11.

Overlap Consent Agreement with East Cherry Creek Valley Water and Sanitation District: Attorney Mielke reviewed with the Board the Overlap Consent Agreement with East Cherry Creek Valley Water and Sanitation District. He noted that the East Cherry Creek Valley Water and Sanitation District has no further revisions to the Agreement and will consider approval of the agreement at its board meeting at the end of the month.

Following discussion, upon motion duly made by Director Smith, seconded by Director Laudick and, upon vote, unanimously carried, the Board approved the Overlap Consent Agreement with East Cherry Creek Valley Water and Sanitation District.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Klein, seconded by Director Smith and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Andrew Klein
Kevin Smith
Otis Moore, III
Theodore Laudick
Mark Witkiewicz

When the following proceedings, were had and done, to wit:

WHEREAS, the Aurora High Point at DIA Metropolitan District (the “District”) was organized as a special district pursuant to an Order of the District Court in and for Adams County, Colorado, and is located within said County; and

WHEREAS, the directors may receive compensation for their services subject to the limitations imposed by § 32-1-902(3)(a)(I) and (II), C.R.S.; and

WHEREAS, § 32-1-103(15), C.R.S., requires the Board of Directors to publish certain legal notices in a newspaper of general circulation in the District; and

WHEREAS, § 24-6-402(2)(c), C.R.S., specifies the duty of the Board of Directors at its first regular meeting of the calendar year to designate a public posting place within the boundaries of the District for notices of meetings, in addition to any other means of notice; and

WHEREAS, § 32-1-903(1), C.R.S., requires that the Board of Directors shall meet regularly at a time and in a place to be designated by the Board; and

WHEREAS, § 32-1-903(2), C.R.S., requires that notice of the time and place designated for all regular meetings shall be posted in accordance with § 24-6-402, C.R.S., on a website or other on-line presence of the District which complies with the statutory criteria, or at a physical posting location as designated by the Board and within the limits of the Special District at least 24 hours prior to said meeting; and

WHEREAS, § 32-1-1001(2)(a), C.R.S., requires that at least thirty (30) days' notice be provided to customers within or outside the District receiving domestic water or sanitary sewer services directly from the District, prior to the District considering at a public meeting the fixing or increasing of any fees, rates, tolls, penalties, or charges for domestic water or sanitary sewer services; and

WHEREAS, in accordance with the Colorado Governmental Immunity Act, the Board is given authority to obtain insurance against liability for injuries for which the District may be liable under the Governmental Immunity Act, pursuant to § 24-10-115, C.R.S.; and

WHEREAS, §§ 32-1-901(2) and 32-1-902(2), C.R.S., require the District to obtain an individual, schedule or blanket surety bond in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file such bond with the District Court and the Division of Local Government; and

WHEREAS, § 32-1-104.8, C.R.S., requires the District to have recorded a special district public disclosure document and a map of the boundaries of the District with the County Clerk and Recorder of each county in which the District is located by December 31, 2014, and at any time thereafter that an order confirming the inclusion of property into the District is recorded; and

WHEREAS, § 32-1-306, C.R.S., requires the District to file a current, accurate map of its boundaries with the Division of Local Government, the Adams County Clerk and Recorder and the County Assessor on or before January 1 of each year; and

WHEREAS, § 32-1-104(2), C.R.S., requires that the District, on or before January 15, notify the Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, the governing body of any municipality in which the District is located, and the Division of Local Government, the notice as required by § 32-1-809, C.R.S.; and

WHEREAS, § 32-1-809, C.R.S., requires that on or before January 15 of each year the District will provide a notice to the eligible electors of the District containing the information required by § 32-1-809(1), C.R.S. in the manner set forth in § 32-1-809(2), C.R.S.; and

WHEREAS, the Local Government Budget Law of Colorado, §§ 29-1-101, *et seq.*, C.R.S., requires the Board to hold a public hearing on proposed budgets and amendments thereto, to adopt budgets, and to file copies of the budgets and amendments thereto; and

WHEREAS, in accordance with the Public Securities Information Reporting Act, §§ 11-58-101, *et seq.*, C.R.S., issuers of non-rated public securities must file an annual report with the Department of Local Affairs; and

WHEREAS, in accordance with § 29-1-604(1), C.R.S., if expenditures and revenues of the District are not in excess of \$100,000, the District may file an exemption from audit with the State auditor; or, in accordance with § 29-1-604(2), C.R.S., if expenditures and revenues of the District are at least \$100,000 but not more than \$750,000 the District may, with the approval of the State Auditor, file an exemption from audit with the State Auditor, or in accordance with § 29-1-603, C.R.S., the governing body of the District shall cause to be made an annual audit of the financial statements for each fiscal year; and

WHEREAS, the Unclaimed Property Act, §§ 38-13-101, *et seq.*, C.R.S., requires that governmental subdivisions, if applicable, file an annual report listing unclaimed property with the State Treasurer; and

WHEREAS, elections may be held pursuant to the Special District Act and the Uniform Election Code of 1992 for the purpose of 1) electing members of the District's Board of Directors, 2) to present certain ballot issues to the eligible electors of the District as required by Article X, § 20 of the Colorado Constitution, and 3) to present certain ballot questions to the eligible electors of the District; and

WHEREAS, § 1-1-111(2), C.R.S., states that all powers and authority granted to the governing body of a political subdivision may be exercised by the appointed Designated Election Official; and

WHEREAS, §§ 1-11-103 and 32-1-104(1), C.R.S., require the District to notify the Division of Local Government of the results of any elections held by the District, including business address, telephone number and the contact person; and

WHEREAS, § 32-1-1101.5, C.R.S., requires the District to certify results of any election to incur general obligation indebtedness to the board of county commissioners of each county in which the special district is located or to the governing body of the municipality that has adopted a resolution of approval of the District; and

WHEREAS, § 32-1-1604, C.R.S., requires within 30 days of incurring or authorizing general obligation debt that the District shall record a notice of such debt with the County Clerk and Recorder, on a form prescribed by the Division of Local Government; and

WHEREAS, in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S., either the board of county commissioners of each county in which the special district is located, or the governing body of the municipality that has adopted a resolution of approval of the District, may require the District to file an application for quinquennial finding of reasonable diligence; and

WHEREAS, in accordance with § 32-1-207(3)(c), C.R.S. and the District's Service Plan, an annual report shall be submitted to the City of Aurora within one hundred twenty (120) days

after conclusion of the District's fiscal year on December 31 of each year beginning December 31, 2005, unless waived by the City; and

WHEREAS, special district directors are governed by § 32-1-902(3), C.R.S., which requires such director to disqualify himself or herself from voting on an issue in which he or she has a conflict of interest unless the director has properly disclosed such conflict in compliance with law, and by the provisions of the Colorado Code of Ethics, §§ 24-18-101, *et seq.*, C.R.S., which provide rules of conduct concerning public officials and their fiduciary duties; and

WHEREAS, § 32-1-902, C.R.S., requires the Board to elect officers, including a Chairperson of the Board and President of the District, a Treasurer of the Board and District, and a Secretary, who may be a member of the Board; and

WHEREAS, the Board of Directors desires to identify legal counsel for the District to assist with providing legal services and to assist with the operation of the District; and

WHEREAS, the Board of Directors desires to identify a manager for the District to provide management activities to assist with the operation of the District; and

WHEREAS, the Board of Directors desires to employ the services of an accountant for the District to assist with providing financial services and to assist with the financial operations of the District, and who shall also be designated as the budget officer required to prepare and submit to the Board a proposed District budget by October 15, pursuant to §§ 29-1-104 and 29-1-103(3)(d), C.R.S.; and

WHEREAS, pursuant to § 24-71.3-101, *et seq.*, C.R.S., The Uniform Electronic Transaction Act, parties may agree to conduct transactions by electronic means relating to business, commercial and governmental affairs, and that for all documents covered by the Act, if a law requires a record to be in writing, an electronic record satisfies the law; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT, ADAMS COUNTY, COLORADO, AS FOLLOWS:

1. The Board of Directors of the District determines that each director shall receive, as compensation for services as directors, the sum of \$100 per meeting per district in an amount not to exceed \$2,400 per annum per district, subject to availability of funds.

2. The Board designates the *Aurora Sentinel* as the newspaper of general circulation within the boundaries of the District, or in the vicinity of the District if none is circulated within the District, and directs that all legal notices shall be published in accordance with applicable statutes.

3. The Board designates the northwest corner of the boundaries of the District, which is within the boundaries of the District, as the designated posting place for meeting notices pursuant to § 32-1-903(2) and § 24-6-402(2)(c), C.R.S.

4. The Board determines to hold regular meetings at 10:00 a.m. on _____, 2021. Because there are no suitable locations within the District's boundaries or within twenty miles therefrom, the meetings will be held at 4100 East Mississippi Avenue, Suite 500, Glendale, Colorado 80246 or by virtual or electronic means as authorized by the Colorado Revised Statutes.

5. The Board directs the District's manager to obtain and maintain insurance for the District, to insure the Directors acting within the scope of employment by the Board against all or any part of such liability for an injury; to insure against the expense of defending a claim for injury against the District or its Board. Additionally, the Board directs the District's manager to obtain bonds or equivalent insurance coverage as required by §§ 32-1-901(2) and 32-1-902(2), C.R.S., in an amount of no less than \$1,000 per director and \$5,000 for the Board Treasurer, and to file the bond or certificate of insurance with the District Court and the Division of Local Government.

6. The Board designates Karen Steggs as the District's "Primary Representative" and designates Natalie Fleming as the District's "Alternate Representative" to the SDA Insurance Pool so that District insurance coverage may be timely renewed annually and updated as necessary.

7. The Board directs legal counsel to update the Special District Public Disclosure Document and map with Adams County Clerk and Recorder after the initial filing deadline of December 31, 2014, if the District includes additional property and records an Order of Inclusion with the County Clerk and Recorder.

8. The Board directs the District's manager to file an accurate boundary map with the Division of Local Government and the Adams County Assessor, as may be required by statute.

9. The Board directs the District's manager to file a copy of the transparency notice as described in § 32-1-809, C.R.S. with the Adams County Board of County Commissioners, Assessor, Treasurer, Clerk and Recorder, and the Division of Local Government.

10. The Board directs the District's manager to notify the registered electors in the District of certain specified District information by completing the Special District Transparency Notice as detailed in § 32-1-809, C.R.S. and causing it to be posted to the Special District Association website.

11. The Board designates the District's accountant to serve as the budget officer, and to submit a proposed budget to the Board by October 15, and, in cooperation with legal counsel, to schedule a public hearing on the proposed budget; to prepare a final budget, budget resolutions and amendments to the budget, if necessary; to certify the mill levies on or before December 15; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado.

12. The Board directs legal counsel to prepare and file the annual public securities report for nonrated public securities issued by the District, with the Department of Local Affairs on or before March 1.

13. The Board directs the District's accountant to prepare for filing with the State Auditor either an Audit Exemption and Resolution for approval of Audit Exemption for the prior fiscal year by March 31; or an audit of the financial statements by June 30; further, the Board directs that the Audit be filed with the State Auditor by July 31.

14. The Board directs legal counsel to prepare the Unclaimed Property Act report, as applicable, and forward the report to the State Treasurer by November 1.

15. The Board hereby appoints Natalie Fleming as the "Designated Election Official" of the District for any elections to be held during 2022 and any subsequent year. The Board hereby grants all powers and authority for the proper conduct of the election to the Designated Election Official, including but not limited to appointing election judges, appointing a canvass board and cancellation, if applicable, of the election.

16. The District directs the Designated Election Official to notify the Division of Local Government of the results of any elections held by the District, including business address, telephone number and the contact person.

17. The District directs the Designated Election Official to certify results of any election to incur general obligation indebtedness to the Aurora City Council.

18. Whenever the District authorizes or incurs general obligation debt, the Board directs the Designated Election Official to record a notice of such debt with the Adams County Clerk and Recorder, within 30 days of authorizing or incurring the debt, on a form prescribed by the Division of Local Government.

19. The Board directs legal counsel to prepare and file with the Board of County Commissioners of each County in which the special district is located, or to the governing body of the municipality that has adopted a resolution of approval of the District, if requested, the quinquennial finding of reasonable diligence in accordance with §§ 32-1-1101.5(1.5) and (2), C.R.S.

20. The Board directs legal counsel to prepare and file the special district annual report with the Aurora City Council, the Division of Local Government, the State Auditor and shall further deposit a copy of such report with the County Clerk and Recorder per § 32-1-207(3)(c), C.R.S.

21. The District hereby directs each present and future member of the Board to execute an Affidavit of Qualification of Director, to be retained in the District's files.

22. The District hereby elects the following officers for the District:

President – Andrew Klein
Treasurer – Kevin Smith
Asst. Secretary – Otis Moore III
Asst. Secretary – Theodore Laudick
Asst. Secretary – Mark Witkiewicz
Secretary – Ann Finn

23. The Board directs legal counsel to file conflict of interest disclosures provided by Board members with the Secretary of State 72 hours prior to the first meeting of the Board and thereafter as directed by the Board member(s). In addition, written disclosures provided by Board members required to be filed with the governing body in accordance with § 18-8-308, C.R.S., shall be deemed filed with the Board of Directors of the District when filed with the Secretary of State.

24. The Board extends the current indemnification resolution to allow the resolution to continue in effect as written.

25. The Board of Directors appoints the law firm of Seter & Vander Wall, P.C. as legal counsel for the District.

26. The Board of Directors appoints Special District Management Services, Inc. as the District's manager.

27. The Board of Directors appoints CliftonLarsonAllen LLP to serve as the District accountant.

28. The Board authorizes its consultants to conduct transactions by electronic means to the extent allowed by the Uniform Electronic Transactions Act.

Whereupon, the motion was seconded by Director _____, and upon vote, unanimously carried. The President declared the motion carried and so ordered.

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ADOPTED AND APPROVED THIS 25TH DAY OF OCTOBER, 2021.

AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT

By: _____
President / Chairperson

ATTEST:

By: _____
Secretary or Assistant Secretary

CERTIFICATION

I, _____, Secretary or Assistant of the Board of the Aurora High Point at DIA Metropolitan District, do hereby certify that the attached and foregoing Resolution is a true copy from the records of the proceedings of the Board of said District, on file with Seter & Vander Wall, P.C., legal counsel to the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, at Adams County, Colorado, this 25th day of October, 2021.

Secretary or Assistant Secretary

[S E A L]

**Aurora High Point at DIA
Check List**

All Bank Accounts

September 15, 2021 - October 21, 2021

Check Number	Check Date	Payee	Amount
Vendor Checks			
6844	09/27/21	All Phase Landscape, Inc.	130.00
6845	09/27/21	American Civil Constructors	151,499.79
6846	09/27/21	Aurora Media Group LLC	142.25
6847	09/27/21	CliftonLarsonAllen LLP	9,514.78
6848	09/27/21	Ground Engineering	12,137.50
6849	09/27/21	Martin/Martin Inc.	88,290.94
6850	09/27/21	McGeady Becher P.C.	4,139.00
6851	09/27/21	Norris Design, Inc.	2,942.75
6852	09/27/21	Seter & Vander Wall, P.C.	2,288.50
6853	09/27/21	Silverbluff Companies, Inc.	91,000.00
6854	09/27/21	Special District Management Services, Inc.	3,645.24
6855	09/27/21	Summit Excavation & Grading LLC	487,011.95
6856	09/27/21	United Site Services, Inc.	1,022.25
6857	09/27/21	Williams Scotsman, Inc.	2,353.31
ACH	09/21/21	Rise Broadband	137.83
Vendor Check Total			<u>856,256.09</u>
Check List Total			<u><u>856,256.09</u></u>

Check count = 15

AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT

Schedule of Cash Position

September 30, 2021

Updated as of October 21, 2021

	General Fund AHP	Capital Projects Fund	Total
<u>1st Bank - Checking Account</u>			
Balance as of 9/30/21	\$ 13,360.27	\$ 47,982.82	\$ 61,343.09
Subsequent activities:			
10/13/21 City of Aurora - EFT	-	(1,162.00)	(1,162.00)
10/14/21 City of Aurora - Water	-	(29,094.38)	(29,094.38)
<i>Anticipated Vouchers Payable</i>	<i>(19,818.53)</i>	<i>(705,452.98)</i>	<i>(725,271.51)</i>
<i>Anticipated CIC 4 A2 Requisition No. 17</i>	-	42,917.87	42,917.87
<i>Anticipated CIC 4 A1 Requisition No. 25</i>	-	24,535.00	24,535.00
<i>Anticipated CIC 8 Requisition No. 16</i>	-	635,226.20	635,226.20
<i>Anticipated Developer Advance</i>	20,000.00	-	20,000.00
<i>Anticipated Balance</i>	<u>13,541.74</u>	<u>14,952.53</u>	<u>28,494.27</u>
Reserve for TABOR	(12,100.00)	-	(12,100.00)
<i>Anticipated Balance</i>	<u>1,441.74</u>	<u>14,952.53</u>	<u>16,394.27</u>
DEVELOPER ADVANCE REQUEST	\$ 20,000.00	\$ -	\$ 20,000.00

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Cash Required
ACC	American Civil Constructors				
Reference:	21003-7	Date:	09/28/21	Discount exp date:	
GL AP account:	302500	Due date:	09/28/21	Payment term:	
307856	Storm drainage - American Civil Constructors	2,033.99			
307859	Water - American Civil Constructors	36,058.91			
302501	Retainage payable - American Civil Constructors	<u>(1,904.65)</u>			
	Totals	36,188.25	0.00	36,188.25	36,188.25
	Totals for American Civil Constructors	<u>36,188.25</u>	<u>0.00</u>	<u>36,188.25</u>	<u>36,188.25</u>
AMG	Aurora Media Group LLC				
Reference:	101102	Date:	09/16/21	Discount exp date:	
GL AP account:	302500	Due date:	09/16/21	Payment term:	
307480	Miscellaneous - Aurora Media Group LLC	<u>66.45</u>			
	Totals	66.45	0.00	66.45	66.45
Reference:	101182	Date:	09/23/21	Discount exp date:	
GL AP account:	302500	Due date:	09/23/21	Payment term:	
307480	Miscellaneous - Aurora Media Group LLC	<u>63.90</u>			
	Totals	63.90	0.00	63.90	63.90
Reference:	101320	Date:	10/07/21	Discount exp date:	
GL AP account:	102500	Due date:	10/07/21	Payment term:	
107480	Miscellaneous - Aurora Media Group LLC	<u>44.35</u>			
	Totals	44.35	0.00	44.35	44.35
Reference:	101392	Date:	10/14/21	Discount exp date:	
GL AP account:	102500	Due date:	10/14/21	Payment term:	
107480	Miscellaneous - Aurora Media Group LLC	<u>35.00</u>			
	Totals	35.00	0.00	35.00	35.00
	Totals for Aurora Media Group LLC	<u>209.70</u>	<u>0.00</u>	<u>209.70</u>	<u>209.70</u>
CDPHE	Colorado Department of Public Health				
Reference:	WC211107237	Date:	09/20/21	Discount exp date:	
GL AP account:	302500	Due date:	09/20/21	Payment term:	
307857	Engineering - Colorado Department of Public Health	<u>270.00</u>			
	Totals	270.00	0.00	270.00	270.00
	Totals for Colorado Department of Public Health	<u>270.00</u>	<u>0.00</u>	<u>270.00</u>	<u>270.00</u>
CITY AURWAT	City of Aurora				
Reference:	656674	Date:	09/27/21	Discount exp date:	
GL AP account:	302500	Due date:	09/27/21	Payment term:	
307856	Storm drainage - City of Aurora	<u>2,487.00</u>			
	Totals	2,487.00	0.00	2,487.00	2,487.00
Reference:	1553721	Date:	10/31/21	Discount exp date:	
GL AP account:	302500	Due date:	10/31/21	Payment term:	
307855	Streets - City of Aurora	<u>1,162.00</u>			
	Totals	1,162.00	0.00	1,162.00	1,162.00
	Totals for City of Aurora	<u>3,649.00</u>	<u>0.00</u>	<u>3,649.00</u>	<u>3,649.00</u>

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Cash Required
CLA CliftonLarsonAllen LLP					
Reference:	3031120	Date:	09/30/21	Discount exp date:	
GL AP account:	302500	Due date:	09/30/21	Payment term:	
307000	Accounting - CliftonLarsonAllen LLP		747.08		
	Totals		747.08	0.00	747.08
Reference:	3031120	Date:	09/30/21	Discount exp date:	
GL AP account:	102500	Due date:	09/30/21	Payment term:	
107000	Accounting - CliftonLarsonAllen LLP		7,207.28		
	Totals		7,207.28	0.00	7,207.28
	Totals for CliftonLarsonAllen LLP		7,954.36	0.00	7,954.36
COLO SPEC ColoSpecialDistr.Proprty&Liab.Pool					
Reference:	POL-007405	Date:	09/08/21	Discount exp date:	
GL AP account:	102500	Due date:	09/08/21	Payment term:	
101255	Prepaid insurance - ColoSpecialDistr.Proprty&Liab.Pool		450.00		
	Totals		450.00	0.00	450.00
Reference:	POL-0007684	Date:	09/08/21	Discount exp date:	
GL AP account:	102500	Due date:	09/08/21	Payment term:	
101255	Prepaid insurance - ColoSpecialDistr.Proprty&Liab.Pool-CIC#6		450.00		
	Totals		450.00	0.00	450.00
Reference:	POL-0007701	Date:	09/08/21	Discount exp date:	
GL AP account:	102500	Due date:	09/08/21	Payment term:	
101255	Prepaid insurance - ColoSpecialDistr.Proprty&Liab.Pool-CIC#7		450.00		
	Totals		450.00	0.00	450.00
Reference:	POL-0007719	Date:	09/08/21	Discount exp date:	
GL AP account:	102500	Due date:	09/08/21	Payment term:	
101255	Prepaid insurance - ColoSpecialDistr.Proprty&Liab.Pool-CIC#10		450.00		
	Totals		450.00	0.00	450.00
	Totals for ColoSpecialDistr.Proprty&Liab.Pool		1,800.00	0.00	1,800.00
DODGE Dodge Data & Analytics					
Reference:	A40036136	Date:	09/20/21	Discount exp date:	
GL AP account:	302500	Due date:	09/20/21	Payment term:	
307480	Miscellaneous - Dodge Data & Analytics		93.84		
	Totals		93.84	0.00	93.84
Reference:	A40036314	Date:	09/24/21	Discount exp date:	
GL AP account:	302500	Due date:	09/24/21	Payment term:	
307480	Miscellaneous - Dodge Data & Analytics		95.88		
	Totals		95.88	0.00	95.88
	Totals for Dodge Data & Analytics		189.72	0.00	189.72
GROUND Ground Engineering					

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description		Gross Open Amount	Discount Available	Net Open Amount	Cash Required
Reference:	213614.0-1	Date:	08/31/21	Discount exp date:		
GL AP account:	302500	Due date:	08/31/21	Payment term:		
307855	Streets - Engineering		9,700.00			
	Totals		9,700.00	0.00	9,700.00	9,700.00
Reference:	214068.0-8	Date:	09/30/21	Discount exp date:		
GL AP account:	302500	Due date:	09/30/21	Payment term:		
307855	Streets - Engineering		11,552.75			
	Totals		11,552.75	0.00	11,552.75	11,552.75
Reference:	214269.0-3	Date:	09/30/21	Discount exp date:		
GL AP account:	302500	Due date:	09/30/21	Payment term:		
307863	Grading/Earthwork - Engineering		4,545.00			
	Totals		4,545.00	0.00	4,545.00	4,545.00
	Totals for Ground Engineering		25,797.75	0.00	25,797.75	25,797.75
HUDICK	Hudick Excavating, Inc.					
Reference:	2021-100.37	Date:	04/26/21	Discount exp date:		
GL AP account:	302500	Due date:	04/26/21	Payment term:		
307859	Water - Hudick Excavating, Inc.		1,420.00			
	Totals		1,420.00	0.00	1,420.00	1,420.00
	Totals for Hudick Excavating, Inc.		1,420.00	0.00	1,420.00	1,420.00
MCG	McGeady Becher P.C.					
Reference:	71445	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#4		22.50			
	Totals		22.50	0.00	22.50	22.50
Reference:	71451	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#5		220.50			
	Totals		220.50	0.00	220.50	220.50
Reference:	71455	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#6		50.00			
	Totals		50.00	0.00	50.00	50.00
Reference:	71457	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#7		1,108.00			
	Totals		1,108.00	0.00	1,108.00	1,108.00
Reference:	71464	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#8		22.50			
	Totals		22.50	0.00	22.50	22.50
Reference:	71469	Date:	09/30/21	Discount exp date:		
GL AP account:	102500	Due date:	09/30/21	Payment term:		
107460	Legal services - McGeady Becher P.C.-CIC#9		22.50			
	Totals		22.50	0.00	22.50	22.50

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Cash Required
Reference:	71470	Date:	09/30/21	Discount exp date:	
GL AP account:	102500	Due date:	09/30/21	Payment term:	
107460	Legal services - McGeady Becher P.C.- CIC#10	<u>270.00</u>			
	Totals	270.00	0.00	270.00	270.00
Reference:	71472	Date:	09/30/21	Discount exp date:	
GL AP account:	102500	Due date:	09/30/21	Payment term:	
107460	Legal services - McGeady Becher P.C.- CIC#11	<u>1,738.00</u>			
	Totals	1,738.00	0.00	1,738.00	1,738.00
	Totals for McGeady Becher P.C.	<u>3,454.00</u>	<u>0.00</u>	<u>3,454.00</u>	<u>3,454.00</u>
Norris	Norris Design, Inc.				
Reference:	01-67981	Date:	09/30/21	Discount exp date:	
GL AP account:	302500	Due date:	09/30/21	Payment term:	
307866	Parks and recreation - Norris Design, Inc.	<u>835.00</u>			
	Totals	835.00	0.00	835.00	835.00
	Totals for Norris Design, Inc.	<u>835.00</u>	<u>0.00</u>	<u>835.00</u>	<u>835.00</u>
Rise	Rise Broadband				
Reference:	2407	Date:	10/21/21	Discount exp date:	
GL AP account:	302500	Due date:	10/21/21	Payment term:	
307470	Construction trailer lease - Rise Broadband	<u>135.07</u>			
	Totals	135.07	0.00	135.07	135.07
	Totals for Rise Broadband	<u>135.07</u>	<u>0.00</u>	<u>135.07</u>	<u>135.07</u>
SETER	Seter & Vander Wall, P.C.				
Reference:	82823	Date:	09/30/21	Discount exp date:	
GL AP account:	102500	Due date:	09/30/21	Payment term:	
107460	Legal services - Seter & Vander Wall, P.C.	<u>3,277.90</u>			
	Totals	3,277.90	0.00	3,277.90	3,277.90
	Totals for Seter & Vander Wall, P.C.	<u>3,277.90</u>	<u>0.00</u>	<u>3,277.90</u>	<u>3,277.90</u>
SILVERBLUFF	Silverbluff Companies, Inc.				
Reference:	190127	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>10,000.00</u>			
	Totals	10,000.00	0.00	10,000.00	10,000.00
Reference:	200120	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>5,000.00</u>			
	Totals	5,000.00	0.00	5,000.00	5,000.00
Reference:	200318	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>4,000.00</u>			
	Totals	4,000.00	0.00	4,000.00	4,000.00

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Cash Required
Reference:	210108	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>10,000.00</u>			
	Totals	10,000.00	0.00	10,000.00	10,000.00
Reference:	210304	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>15,000.00</u>			
	Totals	15,000.00	0.00	15,000.00	15,000.00
Reference:	210404	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>20,000.00</u>			
	Totals	20,000.00	0.00	20,000.00	20,000.00
Reference:	210601	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>17,000.00</u>			
	Totals	17,000.00	0.00	17,000.00	17,000.00
Reference:	210207	Date:	10/01/21	Discount exp date:	
GL AP account:	302500	Due date:	10/01/21	Payment term:	
307862	Construction management - Construction management f	<u>15,000.00</u>			
	Totals	15,000.00	0.00	15,000.00	15,000.00
	Totals for Silverbluff Companies, Inc.	<u>96,000.00</u>	<u>0.00</u>	<u>96,000.00</u>	<u>96,000.00</u>
SUMMITE&G	Summit Excavation & Grading LLC				
Reference:	Pay App 3	Date:	09/25/21	Discount exp date:	
GL AP account:	302500	Due date:	09/25/21	Payment term:	
307864	Erosion control - Summit Excavation & Grading LLC	92,773.24			
302501	Retainage payable - Summit Excavation & Grading LLC	(26,713.40)			
307863	Grading/Earthwork - Summit Excavation & Grading LLC	<u>441,494.67</u>			
	Totals	507,554.51	0.00	507,554.51	507,554.51
	Totals for Summit Excavation & Grading LLC	<u>507,554.51</u>	<u>0.00</u>	<u>507,554.51</u>	<u>507,554.51</u>
T2UES	T2 UES Inc				
Reference:	605423	Date:	06/14/21	Discount exp date:	
GL AP account:	302500	Due date:	06/14/21	Payment term:	
307855	Streets - T2 UES Inc	<u>797.00</u>			
	Totals	797.00	0.00	797.00	797.00
Reference:	606072	Date:	08/24/21	Discount exp date:	
GL AP account:	302500	Due date:	08/24/21	Payment term:	
307855	Streets - T2 UES Inc	<u>7,440.75</u>			
	Totals	7,440.75	0.00	7,440.75	7,440.75
Reference:	606221	Date:	09/08/21	Discount exp date:	

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description		Gross Open Amount	Discount Available	Net Open Amount	Cash Required
GL AP account: 307855	302500 Streets - T2 UES Inc	Due date: 09/08/21 2,291.00		Payment term:		
	Totals	2,291.00	0.00	2,291.00	2,291.00	
Reference: GL AP account: 307855	606518 302500 Streets - T2 UES Inc	Date: 10/12/21 Due date: 10/12/21 12,537.12		Discount exp date: Payment term:		
	Totals	12,537.12	0.00	12,537.12	12,537.12	
Totals for T2 UES Inc			<u>23,065.87</u>	<u>0.00</u>	<u>23,065.87</u>	<u>23,065.87</u>
UMB	UMB Bank, NA					
Reference: GL AP account: 101233	884661 102500 Due from other districts - CIC 8 - UMB Bank, NA	Date: 09/09/21 Due date: 09/09/21 4,000.00		Discount exp date: Payment term:		
	Totals	4,000.00	0.00	4,000.00	4,000.00	
Totals for UMB Bank, NA			<u>4,000.00</u>	<u>0.00</u>	<u>4,000.00</u>	<u>4,000.00</u>
UNCC	Utility Notification Center of Colo.					
Reference: GL AP account: 307868	221070035 302500 Utility relocation - Miscellaneous	Date: 07/31/21 Due date: 07/31/21 513.48		Discount exp date: Payment term:		
	Totals	513.48	0.00	513.48	513.48	
Reference: GL AP account: 307868	221080035 302500 Utility relocation - Miscellaneous	Date: 08/31/21 Due date: 08/31/21 458.04		Discount exp date: Payment term:		
	Totals	458.04	0.00	458.04	458.04	
Reference: GL AP account: 307868	221090035 302500 Utility relocation - Miscellaneous	Date: 09/30/21 Due date: 09/30/21 735.24		Discount exp date: Payment term:		
	Totals	735.24	0.00	735.24	735.24	
Totals for Utility Notification Center of Colo.			<u>1,706.76</u>	<u>0.00</u>	<u>1,706.76</u>	<u>1,706.76</u>
UNITED	United Site Services, Inc.					
Reference: GL AP account: 307866	114-12371252 302500 Parks and recreation - Resun lease- Construction	Date: 01/01/21 Due date: 01/01/21 4,204.89		Discount exp date: Payment term:		
	Totals	4,204.89	0.00	4,204.89	4,204.89	
Reference: GL AP account: 307470	114-12387462 302500 Construction trailer lease - Resun lease- Construction	Date: 10/07/21 Due date: 10/07/21 1,022.25		Discount exp date: Payment term:		
	Totals	1,022.25	0.00	1,022.25	1,022.25	
Totals for United Site Services, Inc.			<u>5,227.14</u>	<u>0.00</u>	<u>5,227.14</u>	<u>5,227.14</u>
Willscot	Williams Scotsman, Inc.					
Reference:	9011879886	Date: 10/14/21		Discount exp date:		

Aurora High Point at DIA

Cash Requirement Report - Detailed

All Dates

GL Account	Description	Gross Open Amount	Discount Available	Net Open Amount	Cash Required
GL AP account: 307470	302500 Construction trailer lease - Williams Scotsman, Inc.	Due date: 10/14/21 <u>2,353.31</u>	Payment term:		
	Totals	2,353.31	0.00	2,353.31	2,353.31
	Totals for Williams Scotsman, Inc.	<u>2,353.31</u>	<u>0.00</u>	<u>2,353.31</u>	<u>2,353.31</u>
Xcel	Xcel Energy				
Reference:	53-0013153808-5	Date: 09/30/21	Discount exp date:		
GL AP account:	302500	Due date: 09/30/21	Payment term:		
307470	Construction trailer lease - Utilities	<u>183.17</u>			
	Totals	183.17	0.00	183.17	183.17
	Totals for Xcel Energy	<u>183.17</u>	<u>0.00</u>	<u>183.17</u>	<u>183.17</u>
	Company Totals	<u>725,271.51</u>	<u>0.00</u>	<u>725,271.51</u>	<u>725,271.51</u>

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: 254 - AURORA HIGH POINT AT DIA

IN ADAMS COUNTY ON 8/24/2021

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$40
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$10
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$10
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$10
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2021

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$1
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->

\$0

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2021

Data Date: 8/24/2021

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

August 25, 2021

AURORA HIGH POINT AT DIA
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: ANN E FINN
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

AUG 30 2021


To ANN E FINN:

Enclosed is the 2021 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2021.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

2021 UPDATE: House Bill 21-1312, increase the exemption threshold on personal property accounts from \$7,900 to \$50,000. This means all personal property accounts that have a value of \$7,901 or more, and below \$50,000 that were previously taxable are now exempt. The state will be reimbursing the lost revenue to all taxing entities. The last line of this Certification of Valuation has not been filled in for the preliminary Certification, but the amount will be provided on the December re-Certification.

Sincerely,



Ken Musso
Adams County Assessor
KM/rmb

AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2022

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ (52,770)	\$ 16,818,840	\$ (787,934)	\$ (787,934)	\$ 4,970,981
REVENUES					
Maintenance fees	231,890	-	-	-	-
Interest income	2	2	1	3	2
Intergovernmental - Transfer from CIC 3	189,132	-	-	-	-
Intergovernmental - Transfer from CIC 4	6,714,567	14,358,122	578,610	14,358,122	1,835,355
Intergovernmental - Transfer from CIC 5	69	68	1	68	65
Intergovernmental - Transfer from CIC 8	366,141	29,068,146	3,045,567	8,678,722	36,766,498
Reimbursed expenditures	500,000	-	100,000	100,000	-
Developer advance	283,429	385,000	125,167	272,000	395,000
Other Revenue	5,000	-	-	-	-
Total revenues	8,290,230	43,811,338	3,849,346	23,408,915	38,996,920
Total funds available	8,237,460	60,630,178	3,061,412	22,620,981	43,967,901
EXPENDITURES					
General Fund	640,718	400,000	204,859	390,000	410,000
Capital Projects Fund	8,384,676	17,354,000	4,161,792	17,260,000	17,370,000
Total expenditures	9,025,394	17,754,000	4,366,651	17,650,000	17,780,000
Total expenditures and transfers out requiring appropriation	9,025,394	17,754,000	4,366,651	17,650,000	17,780,000
ENDING FUND BALANCES	\$ (787,934)	\$ 42,876,178	\$ (1,305,239)	\$ 4,970,981	\$ 26,187,901

No assurance provided. See summary of significant assumptions.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/21

ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
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ASSESSED VALUATION

Agricultural	\$ 40	\$ 40	\$ 40	\$ 40	\$ 10
State assessed	10	-	-	-	-
Personal property	3,830	-	-	-	-
Certified Assessed Value	<u>\$ 3,880</u>	<u>\$ 40</u>	<u>\$ 40</u>	<u>\$ 40</u>	<u>\$ 10</u>

MILL LEVY

General	0.000	0.000	0.000	0.000	0.000
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>

PROPERTY TAXES

General	\$ -	\$ -	\$ -	\$ -	\$ -
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 68,570	\$ 15,179	\$ 137,413	\$ 137,413	\$ 17,525
REVENUES					
Developer advance	283,429	385,000	123,167	270,000	395,000
Maintenance fees	231,890	-	-	-	-
Other revenue	5,000	-	-	-	-
Intergovernmental - Transfer from CIC 3	189,132	-	-	-	-
Intergovernmental - Transfer from CIC 4	40	40	1	40	36
Intergovernmental - Transfer from CIC 5	69	68	1	68	65
Intergovernmental - Transfer from CIC 8	-	2	-	2	455
Interest income	1	2	-	2	2
Total revenues	709,561	385,112	123,169	270,112	395,558
Total funds available	778,131	400,291	260,582	407,525	413,083
EXPENDITURES					
General and administrative					
Accounting	107,821	90,000	48,018	96,000	106,000
Auditing	11,700	11,900	3,800	11,900	12,500
Directors' fees	2,200	6,000	-	-	-
Dues and licenses	2,329	4,000	2,808	2,808	3,000
Insurance and bonds	24,324	28,000	38,072	38,072	42,000
District management	86,568	90,000	20,765	40,000	45,000
Legal services	181,551	120,000	41,482	90,000	100,000
Miscellaneous	4,704	4,000	8,887	10,000	5,000
Payroll taxes	168	460	-	-	-
Election expense	2,860	-	-	-	5,000
Contingency	-	19,140	-	12,596	5,975
Operations and maintenance					
Utilities - Storm Drainage	-	-	119	200	-
Electricity	2,264	500	76	500	525
Water	120,484	2,000	4,468	48,000	60,000
Repairs and maintenance	5,400	5,000	-	-	5,000
Intergovernmental expenditures	-	-	34,924	34,924	-
Snow removal	10,629	4,000	1,440	5,000	5,000
Landscape contract	49,123	10,000	-	-	10,000
Landscape repairs and maintenance	28,593	5,000	-	-	5,000
Total expenditures	640,718	400,000	204,859	390,000	410,000
Total expenditures and transfers out requiring appropriation	640,718	400,000	204,859	390,000	410,000
ENDING FUND BALANCE	\$ 137,413	\$ 291	\$ 55,723	\$ 17,525	\$ 3,083
EMERGENCY RESERVE	\$ 12,800	\$ -	\$ -	\$ -	\$ 10
RESERVE FOR UNDERDRAINS	25,800	-	26,950	-	-
TOTAL RESERVE	\$ 38,600	\$ -	\$ 26,950	\$ -	\$ 10

No assurance provided. See summary of significant assumptions.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/21

	ACTUAL 2020	BUDGET 2021	ACTUAL 6/30/2021	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ (121,340)	\$ 16,803,661	\$ (925,347)	\$ (925,347)	\$ 4,953,456
REVENUES					
Developer advance	-	-	2,000	2,000	-
Reimbursed expenditures	500,000	-	100,000	100,000	-
Interest income	1	-	1	1	-
Intergovernmental revenues - CIC4	6,714,527	14,358,082	578,609	14,358,082	1,835,319
Intergovernmental revenues - CIC8	366,141	29,068,144	3,045,567	8,678,720	36,766,043
Total revenues	7,580,669	43,426,226	3,726,177	23,138,803	38,601,362
Total funds available	7,459,329	60,229,887	2,800,830	22,213,456	43,554,818
EXPENDITURES					
General and Administrative					
Accounting	3,908	2,000	5,366	12,000	13,500
Legal services	25,834	20,000	3,791	9,000	10,000
Construction trailer lease	22,827	36,000	23,750	48,000	50,000
Miscellaneous	1,323	1,000	1,810	3,000	3,000
Contingency	-	800,000	-	796,578	798,500
Intergovernmental expenditures	-	-	88,000	88,000	-
Streets	817,778	7,100,000	264,934	7,000,000	7,100,000
Storm drainage	419,577	2,500,000	548,423	2,500,000	2,500,000
Engineering	183,544	650,000	101,700	600,000	650,000
Sewer	1,058,847	1,400,000	1,065,889	1,400,000	1,400,000
Water	118,391	1,000,000	653,258	1,000,000	1,000,000
Construction management	427,500	900,000	393,000	900,000	900,000
Grading/Earthwork	2,619,116	1,000,000	358,631	950,000	1,000,000
Erosion control	1,214,154	500,000	163,086	500,000	500,000
Dry utilities	419,902	-	8,422	8,422	-
Park equipment	5,526	-	-	-	-
Utility relocation	-	445,000	1,637	445,000	445,000
Parks and recreation	1,046,449	1,000,000	480,095	1,000,000	1,000,000
Total expenditures	8,384,676	17,354,000	4,161,792	17,260,000	17,370,000
Total expenditures and transfers out requiring appropriation	8,384,676	17,354,000	4,161,792	17,260,000	17,370,000
ENDING FUND BALANCE	\$ (925,347)	\$ 42,875,887	\$ (1,360,962)	\$ 4,953,456	\$ 26,184,818

No assurance provided. See summary of significant assumptions.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Aurora High Point at DIA Metropolitan District (the “District”), a quasi-municipal corporation is governed pursuant to provisions of the Colorado Special District Act. The District’s service area is located in Adams County, Colorado. Concurrently with the formation of the District (the “Management District”), the City of Aurora approved the formation of Colorado International Center Metropolitan District Nos. 3, 4, 5, 6, 7, 8, 9, 10, and 11 (the “Taxing Districts”) (collectively, the “Aurora High Point Districts”). The District was established to provide public streets, traffic and safety, water, sewer, park and recreation, television relay and translation, and mosquito control facilities and improvements for the use and benefit of the inhabitants and taxpayers of the District.

During elections held on November 2, 2004, and May 3, 2016, the District’s voter’s authorized total general obligation indebtedness of \$10,820,000,000 for the above listed facilities and powers. The elections also approved annual increases in property taxes of up to \$20,000,000, without limitation to rate, to pay the District’s operations and maintenance costs. Per the District’s service plan, the District is prohibited from issuing debt in excess of \$400,000,000.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting, in accordance with requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Developer Advances

For 2022, the operational expenditures of the District are anticipated to be funded mainly by the Developer. Developer advances are to be recorded as revenue for budget purposes and may be repaid to the Developer from unpledged revenue in future years.

Maintenance Fees

Pursuant to a Facilities Funding, Construction and Operations Agreement (FFCOA), the District and Colorado International Center Metropolitan District No. 3 (CIC No. 3) passed a joint resolution on October 28, 2015, to impose a maintenance fee of \$25.50 per month on all residential units within CIC No. 3. On January 10, 2008, the resolution was amended to impose a fee of \$26.50 per month on all residential units with underdrains. CIC No. 3 has agreed to enforce and collect the fee on behalf of the District, which will be used to operate and maintain capital facilities. In 2011, the fees were increased to \$26.50 and \$27.50 respectively. CIC No. 3 has terminated its participation in the FFCOA, and the maintenance fees are now collected and retained by CIC No. 3.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Intergovernmental Transfers

On January 21, 2005 and as amended on July 27, 2006, the District entered into an agreement with the Taxing Districts, that as the Management District it will own, operate, maintain, finance and construct facilities that benefit all of the Aurora High Point Districts and that the Taxing Districts will contribute to the costs of construction, operation, and maintenance of such facilities. During 2022 it is anticipated that Colorado International Center Metropolitan District No. 4 (CIC No. 4), Colorado International Center Metropolitan District No. 5 (CIC No. 5), and Colorado International Center Metropolitan District No. 8 (CIC No. 8) will transfer all available funds from the imposition of a mill levy for operations and maintenance to the District in compliance with this agreement. CIC No. 3 has terminated its participation in the FFCOA and CIC No. 3 now retains its revenues from the operations mill levy and is responsible for the operations and maintenance of public improvements and property within CIC No. 3.

CIC No. 4 and CIC No. 8 will also transfer project funds from the issuance of their 2019 bonds and 2020 bonds, respectively, to fund capital improvements to be constructed by the District.

Expenditures

Administrative Expenditures

Administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

Operations and Maintenance

Certain street and open space landscaping will be owned and maintained by the District. The estimated cost of repairs and maintenance of these areas are found on page 3 of the budget. CIC No. 3, CIC No. 7, and CIC No. 8 have terminated their participation in the FFCOA. The District no longer maintains public improvements or property within CIC No. 3, CIC No. 7, nor CIC No. 11.

Capital Outlay

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

Debt and Leases

Developer Advances

The District's debt is comprised of developer advances, which are not general obligation debt. As of December 31, 2019, the District had \$3,981,080 in outstanding developer advances and interest accrued at 8%. Repayment of advances is subject to annual appropriation if and when eligible funds become available. See below for the anticipated developer advance activity.

**AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (Continued)

	Balance 12/31/2020	Addition	Retirements	Balance 12/31/2021	Addition	Retirements	Balance 12/31/2022
Developer Advances							
Operations	\$ 2,632,673	\$ 270,000	\$ -	\$ 2,902,673	\$ 395,000	\$ -	\$ 3,297,673
Capital	6,091	2,000	-	8,091	-	-	8,091
Accrued Interest	1,819,402	226,464	-	2,045,866	257,196	-	2,303,062
	<u>\$ 4,469,811</u>	<u>\$ 498,464</u>	<u>\$ -</u>	<u>\$ 4,968,275</u>	<u>\$ 652,196</u>	<u>\$ -</u>	<u>\$ 5,620,471</u>

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2022, as defined under TABOR.

This information is an integral part of the accompanying budget.

RESOLUTION NO. 2021 - 10 - __

A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT
TO ADOPT THE 2022 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Aurora High Point at DIA Metropolitan District ("District") has appointed the District Accountant to prepare and submit a proposed 2022 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2021, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on October 25, 2021, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Aurora High Point at DIA Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Aurora High Point at DIA Metropolitan District for the 2022 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 25th day of October, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, Ann E. Finn, hereby certify that I am the duly appointed Secretary of the Aurora High Point at DIA Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Aurora High Point at DIA Metropolitan District held on October 25, 2021.

By: _____
Secretary

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
AURORA HIGH POINT AT DIA METROPOLITAN DISTRICT**

A RESOLUTION CALLING AN ELECTION FOR DIRECTOR POSITIONS

WHEREAS, one director must be elected to serve a one-year term and two directors must be elected to three-year terms; and

WHEREAS, successors to these director seats are to be voted upon at the regular District election scheduled for May 3, 2022 (“**Election**”) as required by the Special District Act, Title 32, Article 1, C.R.S. (“**Act**”); the Uniform Election Code of 1992 and the Colorado Local Government Election Code, Title 1, Article 13.5, C.R.S. (the “**Code**”); and

NOW THEREFORE, be it resolved by the Board of Directors of the Aurora High Point at DIA Metropolitan District as follows:

1. Date and Time of Election. The regular election shall be held on May 3, 2022, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, the Code, and other legal requirements. At that time, one director shall be elected to a one-year term and two directors shall be elected to three-year terms.

2. Conduct of Election. The Election shall be conducted as an independent mail-ballot election pursuant to Article 13.5 of Title 1, C.R.S.

3. Designated Election Official. Natalie Fleming shall be the Designated Election Official (“**DEO**”). She is authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code, or other laws.

4. Self-Nomination and Acceptance Forms. Self-nomination and acceptance forms for the director positions are available at the DEO’s offices: 7400 E. Orchard Road, Suite 3300, Greenwood Village, Colorado 80111, or by requesting a form via telephone or e-mail: (303) 303-770-2700 or nfleming@svwpc.com. All candidates must file self-nomination and acceptance forms with the DEO no later than 5:00 P.M. on February 25, 2022.

5. Cancellation of Director Election. Pursuant to § 1-13.5-513, C.R.S., if there are not more candidates running than seats to be filled at 5:00 P.M. on February 25, 2022, the DEO shall cancel the portion of the Election related to the director positions and by Resolution declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

6. Severability. If any part or provision of this Resolution is unenforceable or invalid, the remainder of this Resolution shall remain enforceable in accordance with the District Board’s manifest intent.

7. Effective Date. The provisions of this Resolution shall take effect as of the date set forth below.

ADOPTED AND APPROVED this 25th day of October, 2021.

**AURORA HIGH POINT AT DIA
METROPOLITAN DISTRICT**

President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement ("Agreement") between the District and Special District Management Services, Inc. ("SDMS"), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.