

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
GREEN VALLEY AURORA METROPOLITAN DISTRICT NO. 1  
HELD  
NOVEMBER 4, 2021**

A special meeting of the Board of Directors of the Green Valley Aurora Metropolitan District No. 1, County of Adams (referred to hereafter as the “Board”) was convened on Thursday, November 4, 2021 at 3:05 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, Colorado. The District Board meeting was also held and properly noticed to be held via video enabled web conference. The meeting was open to the public.

**Directors In Attendance Were:**

Matt Hopper  
Carla Ferreira  
Michael Sheldon  
Cynthia (“Cindy”) Shearon

**Also In Attendance Was:**

MaryAnn McGeady, Esq. and Jon Hoistad, Esq.; McGeady Becher P.C.  
Debra Sedgely, Zach Leavitt, Gina Karapetyan, Denise Denslow and Celeste Terrell; CliftonLarsonAllen LLP (“CLA”)  
Matthew Ruhland, Esq.; Collins Cockrel & Cole P.C.

**ADMINISTRATIVE  
MATTERS**

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

**Agenda and Meeting Location:** The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Board meeting. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board determined to conduct this meeting at the above-stated location, with Directors Hopper, Ferreira, Sheldon and Shearon attending in person. The was also accessible via video enabled web conference. The Board further noted that notice providing the time, date and video link information was duly posted and that no objections, or any requests that the means of hosting the meeting be changed by any interested person have been received.

Upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the agenda as presented.

**Designation of 24-Hour Posting Location:** Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website, and, if said website is unavailable within the boundaries of the District at the following location: the southern boundary of the District, north of E. 26th Avenue, Aurora, Colorado.

**Resolution Establishing Regular Meeting Dates, Times and Location, and Designating Location for Posting 24-Hour Notices:** The Board discussed business to be conducted, location of meetings and regular meeting dates for 2022. A regular meeting was scheduled on November 3, 2022 at 3:00 p.m. at the Information Center, 3900 E. 470 Beltway, Aurora, Colorado and/or via video / telephonic means. Following review, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board adopted the Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Posting Location for 24-Hour Notices, as presented.

**Public Comment:** None.

**CONSENT AGENDA** The Board considered the approval of the following:

- **Minutes from November 12, 2020 Special Meeting;**
- **Renewal of District’s Insurance and Special District Association Membership in 2022; and**
- **Compliance with Section 32-1-809, C.R.S. Reporting Requirements.**

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

**LEGAL  
MATTERS**

**May 3, 2022 Regular Election New Legislation:** Attorney McGeady reviewed the new legislative requirements and related expenses with the Board.

**Resolution Calling May 3, 2022 Election for Directors, appointing the Designated Election Official (“DEO”) and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election:** The Board discussed the May 3, 2022 election. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board adopted the Resolution Calling a May 3, 2022 Election for Directors, Appointing the DEO and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election.

**DEO Services and Proposals:** The Board determined that proposals for DEO services would not be needed.

**Resolution Regarding Colorado Open Records Act Requests:** Attorney McGeady reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Ferreira, seconded by Director Sheldon and, upon vote, unanimously carried, the Board adopted the Resolution Regarding Colorado Open Records Act Requests.

**Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule:** Attorney McGeady reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board adopted the Resolution Regarding the Retention and Disposal of Public Records and Adopting a Public Records Retention Schedule.

**Resolution Providing Policy Regarding Recording of Public and Executive Session Meetings:** Attorney McGeady reviewed the Resolution with the Board. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board adopted the Resolution Providing Policy Regarding Recording of Public and Executive Session Meetings.

**Waiver and Release by Clayton Properties Group, II, for itself and as successor in interest to C & H Ranch Company, LLC, HC Development & Management Services, Inc., Oakwood Homes, LLC and the Oakwood Entities, dated July 22, 2020:** Attorney McGeady reviewed the Waiver and Release with the Board. Following discussion, the Board acknowledged the Waiver and Release by Clayton Properties Group, II, for itself and as successor in interest to C & H Ranch Company, LLC, HC Development & Management Services, Inc., Oakwood Homes, LLC and the Oakwood Entities, dated July 22, 2020.

**Waiver and Release by Green Valley Aurora, LLC and Aurora Highlands, LLC, dated July 22, 2020:** Attorney McGeady reviewed the Waiver and Release with the Board. Following discussion, the Board acknowledged the Waiver and Release by Green Valley Aurora, LLC and Aurora Highlands, LLC, dated July 22, 2020.

## **FINANCIAL MATTERS**

**Public Hearing on Amendment to 2021 Budget:** The Board opened the public hearing to consider an amendment to the 2021 Budget.

It was noted that publication of Notice stating that the Board would consider amendment of the 2021 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Sedgeley informed the Board that an amendment to the 2021 Budget was not necessary.

**Public Hearing on 2022 Budget:** The Board opened the public hearing to consider the proposed 2022 Budget and to discuss related issues.

It was noted that Notice stating that the Board would consider adoption of the 2022 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed.

Ms. Sedgeley reviewed the 2022 Budget with the Board. Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the 2022 Budget, as discussed, and considered adoption of the Resolution to Adopt the 2022 Budget and Appropriate Sums of Money and the Resolution to Set Mill Levies (0.000 mills). Following discussion, upon vote unanimously carried, the Board adopted the Resolutions and authorized execution of the Certification of Budget. The District Accountant was directed to transmit the Certification of Tax Levies to the Board of County Commissioners of Adams County not later than December 15, 2021. The District Accountant was directed to transmit the Certification of Budget to the Division of Local Government no later than January 30, 2022.

**DLG-70 Mill Levy Certification Form:** Following discussion, upon motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board authorized 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.

**Preparation of 2023 Budget:** Upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2023 Budget.

**Application for 2021 Audit Exemption:** The Board discussed appointing the District Accountant to prepare and file the Application for Audit Exemption for 2021. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare and file the Application for Audit Exemption for 2021.

**MANAGER  
MATTERS**

**Master Service Agreement for Accounting Services by and between the District and CLA and related statement(s) of work:** Ms. Denslow reviewed the Master Service Agreement with the Board. Following discussion, upon a motion duly made by Director Sheldon, seconded by Director Ferreira and, upon vote, unanimously carried, the Board approved the Master Service Agreement for Accounting Services by and between the District and CLA and related statement(s) of work.


**OTHER BUSINESS**

There was no other business for discussion at this time.

**ADJOURNMENT**

There being no further business to come before the Board at this time, the Board adjourned the meeting

Respectfully submitted,

By  77517AF6E925439...  
Secretary for the Meeting