

HIGHLANDS METROPOLITAN DISTRICT NO. 1  
SPECIAL MEETING  
Starbucks  
8410 Pearl Street  
Thornton, CO, 80229  
Friday, December 6, 2019 at 10:00 a.m.

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José-Luis Daniel Montiel, President	Term to May 2022
Jacquelyn Eisenberg-Nelson, Treasurer	Term to May 2020
Kathryn Jewkes, Secretary	Term to May 2020
Sean Nelson, Assistant Secretary	Term to May 2020
VACANT	Term to May 2022

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**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order/Declaration of Quorum
2. Director Conflict of Interest Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District that are not otherwise on the agenda. Comments will be limited to three (3) minutes per person.
5. Consent Agenda
  - a. Approval of Minutes from October 7, 2019 special meeting (**enclosure**)
  - b. Ratification of 2018 Annual Report (**enclosure**)
  - c. Adoption of Resolution Calling May 2020 Election (**enclosure**)
  - d. Ratification of 2018 Audit Exemption Application (**enclosure**)
  - e. Ratification of Reimbursement Agreement between the District and the Broomfield Urban Renewal Authority (**enclosure**)
  - f. Ratification of Termination of Redevelopment and Reimbursement Agreement by and between the District, the Broomfield Urban Renewal Authority, and Vista Highlands, LLC 3 (**enclosure**)
6. Legal Matters
  - a. Consider Adoption of 2020 Annual Administrative Resolution (**enclosure**)
  - b. Consider Renewal of Property and Liability Schedule and Limits, Workers Compensation Coverage and SDA Membership (**enclosure**)
7. Financial Matters
  - a. Consider Approval of Payables/Unaudited Financials (**enclosure**)
  - b. Conduct Public Hearing on 2019 Budget Amendment and Consider Adoption of Resolution Amending 2019 Budget (*if needed*)
  - c. Conduct Public Hearing on 2020 Budget and Consider Adoption of Resolution Approving 2020 Budget (**enclosure**)
8. Adjourn

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF

HIGHLANDS METROPOLITAN DISTRICT NO. 1

Held: Monday, October 7, 2019, at 4:00 p.m., at 2154 E. Commons Avenue, Suite 2000, Centennial, Colorado.

Attendance

The meeting referenced above was called and held in accordance with the applicable statutes of the State of Colorado. The following directors were in attendance:

José-Luis Daniel Montiel

All director absences are deemed excused unless otherwise specified.

Also present were Kristin B. Tompkins, Esq., White Bear Ankele Tanaka & Waldron, Attorneys at Law, District General Counsel; and Diane Wheeler, Simmons & Wheeler, P.C., District Accountant.

Via telephone:

Jacqueline Eisenberg-Nelson

Kathryn Jewkes

Craig Eisenberg, EVT 7<sup>th</sup> & Sheridan, LLC

Ryan Amato, EVT 7<sup>th</sup> & Sheridan, LLC

Call to Order

It was noted that a quorum of the Board was present and the meeting was called to order.

Conflict of Interest Disclosures

Ms. Tompkins advised the Board that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Tompkins reported that disclosures for those directors with potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Ms. Tompkins noted that a quorum was present and inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The Board determined that the participation of the members present was necessary to obtain a quorum or to otherwise enable the Board