

**HIGHLANDS METROPOLITAN DISTRICT NO. 3**  
SPECIAL MEETING  
via teleconference

Thursday, August 5, 2021 at 9:00 a.m.

*This meeting will be held via teleconferencing and can be joined through the directions below:*

<https://us06web.zoom.us/j/89689503150?pwd=YTJYU1VwR0JNNEdVOTB2NHJrNGlxUT09>

Meeting ID: 896 8950 3150

Passcode: 766329

Call in Number: (720) 707-2699

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James Spehalski, President	Term to May 2023
Barry Talley, Treasurer/Secretary	Term to May 2023
Linda Talley, Assistant Secretary	Term to May 2023
VACANT	Term to May 2022
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. Comments will be taken in the order reflected on the sign in sheet.
5. Consent Agenda
  - a. Approval of Minutes from April 14, 2021 Special Meeting (**enclosure**)
  - b. Approval of 2020 Annual Report (**enclosure**)
  - c. Approval of Independent Contractor Agreement with Independent District Engineering Services, LLC (**enclosure**)
6. Legal Matters
  - a. Consider Approval of Resolution Designating the Location of Meetings (**enclosure**)
  - b. Conduct Public Hearing on Inclusion and Consider Adoption of Resolution and Order for Inclusion of Property owned by Vista Highland Development, Lot 10, Highlands Filing 1, Replat F (**enclosure**)
  - c. Discuss Exclusion Agreement with Vista Highlands Development Corporation and FRH Realty LLC
  - d. Discuss Status of Construction of Improvements under the Intergovernmental Agreement for Construction and Financing of Public Improvements, dated April 14, 2020, between the District and Highlands Metropolitan District No. 2
  - e. Consider Rescinding Adoption of Resolution Concerning the Imposition of Capital Facilities Fees
7. Financial Matters

- a. Consider Approval of Payables/Financials (**enclosure**)
  - b. Discuss Potential Bond Issuance
  - c. Other Financial Matters
  
8. Other Business
  - a. Next Meeting – October 13, 2021 (Budget Hearing)
  
9. Adjourn