THE AURORA HIGHLANDS COMMUNITY AUTHORITY BOARD ("CAB")

2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
https://theaurorahighlands.specialdistrict.net

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 17, 2026

TIME: 1:00 p.m.

LOCATION: Construction Trailer, 3930 E-470, Aurora, CO 80019 and Virtual via Zoom

ACCESS: THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION. THIS BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting
https://us02web.zoom.us/j/86786188843?pwd=tYAMn2DMIOCNXzZ8iQ4zJrRlrbnCqJ.1
Meeting ID: 867 8618 8843
Passcode: 660408
One tap mobile
+17193594580,*660408#

Board of Directors	Office	Term Expires
Matt Hopper (AACMD Rep.)	President	2029/May 2029
Carla Ferreira (AACMD Rep.)	Vice President	2029/May 2029
Michael Sheldon (TAH 1-6 Rep.)	Treasurer/Asst. Secretary	2027/May 2027
VACANT	Assistant Secretary	2027/May 2029
Cynthia Shearon (AACMD Rep.)	Assistant Secretary	2027/May 2027
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2027/May 2027
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2027/May 2027
Denise Denslow	Secretary	N/A

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Confirm quorum, location of meeting and posting of meeting notice. Approve Agenda.

C. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Approval of August 20, 2026 Regular Meeting Minutes (enclosure).

- Ratify approval of additional insurance coverage and payment of related invoices for coverages added for the beach club/aquatic center property and additional monuments.

- Ratify approval of Service Agreement for Weekly Pool Maintenance between the CAB and Rocky Mountain AquaCare LLC d/b/a Neptune Pools.

III. FINANCIAL MATTERS

A. Review and consider approval of payment of claims for operating costs, in the amount of $1,168,975.12 (numbers based upon information available at time of preparation of Agenda, final numbers to be presented by accountant at meeting) (enclosure).

B. Review and accept Schedule of Cash Position Report dated July 31, 2026, updated as of September 11, 2026 (enclosure).

C. Discuss and consider acceptance of Cost Certification for Draw No. 99 Issued for Aerotropolis Area Coordinating Metropolitan District ("**AACMD**") and the CAB, prepared by The Connextion Group, LLC, and authorize payment to vendors and contractors pursuant thereto (enclosure).

D. Discuss and consider acceptance of Cost Certification #57 for the CAB and AACMD (In-Tract Builder Public Improvements), prepared by The Connextion Group, LLC and authorize payment to vendors and contractors pursuant thereto (enclosure).

E. Discuss status of the CAB's issuance of Bond Anticipation Notes, Series 2026.

F. Discuss matters related to proposed issuance of the CAB's Special Revenue Bonds, payable from ad valorem tax revenue of ATEC Metropolitan District No. 1 ("ATEC No. 1") ("**Special Revenue Bonds**").

   1. Update from Bond Committee.

   2. Discuss and consider approval of Engagement Letter between the CAB and Kutak Rock LLP for Bond Counsel Services (enclosure).

   3. Discuss and consider approval of Engagement Letter between the CAB and Jefferies LLC for underwriter or placement agent services.

   4. Discuss and consider approval of Engagement Letter between the CAB

and THK Associates, Inc. for market study.

5. Discuss and consider approval of Engagement Letter between the CAB and Taft Stettinius & Hollister LLP for disclosure counsel services.

6. Discuss the Long Term Capital Improvement Plan.

7. SECOND READING (Special Revenue Bonds)

   a. Review and consider adoption of a Resolution (the "Resolution") authorizing the CAB to issue indebtedness in the form of one or more series of Special Revenue Bonds in a maximum principal amount of up to $200,000,000 for one or more, but not necessarily all, of the following purposes: (i) refunding the CAB's Bond Anticipation Notes, Series 2025, (ii) refunding the CAB's Bond Anticipation Notes, Series 2026, if any; (iii) refunding the CAB's Special Tax Revenue Capital Appreciation Bonds, Series 2023A; (iv) financing certain public infrastructure improvements; and (v) paying costs of issuance of the Special Revenue Bonds. If adopted by the Board, the Resolution will also approve financing documents for the Special Revenue Bonds; authorize the execution and delivery thereof and performance by the CAB thereunder; authorize incidental action; and repeal prior inconsistent action (enclosure).

   b. Authorize any additional necessary actions in connection with the Special Revenue Bonds.

IV. MANAGER MATTERS

A. Manager's Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

A. Update from Timberline Management & Consulting (enclosures).

B. Discuss and consider approval of engagement for special legal counsel for covenant enforcement and fee collection legal services between the CAB and Altitude Community Law P.C.

VI. LEGAL MATTERS

A. Ratify approval of License and Maintenance Agreement between Sekisui House Colorado, Inc. and the CAB (previously approved on August 20, 2026 as License and Maintenance Agreement between Richmond American Homes of Colorado, Inc. and the CAB).

VII. OTHER BUSINESS

A. Discuss matters related to schedule, location and noticing for the 2026 Statutory Annual Meeting of the CAB member districts.

VIII. OPERATIONS AND MAINTENANCE

IX. BOARD MEMBER MATTERS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

The next regular meeting is scheduled for October 15, 2026 at 1:00 p.m.