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: November 19, 2026

TIME: 1:00 p.m.

LOCATION: Virtual via Zoom

ACCESS: 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.

D. Discuss business to be conducted in 2027 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates *(proposed: third Thursday of each month at 1:00 p.m. via Zoom)* and consider adoption of Resolution Establishing Regular Meeting Dates, Time, and Location, and Designating Location for Posting

of 24-Hour Notices (enclosure).

E. Discuss posting and remediation of meeting minutes for CAB and CAB member districts on the CAB website and authorize actions associated therewith.

F. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2027 (Transparency Notice).

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 October 15, 2026 Regular Meeting Minutes and November 10, 2026 Statutory Annual Meeting Minutes (enclosures); and
- Ratify approval of Task Order No. 2 to Master Service Agreement for Landscape Oversight Services between the CAB and Big West Consulting LLC for Pool and Beach Club Maintenance and Operations, in the amount of $60,884.80.

III. FINANCIAL MATTERS

A. Review and consider approval of payment of claims for operating costs, in the amount of $1,230,432.13 (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 September 30, 2026, updated as of November 13, 2026 (enclosure).

C. Discuss and consider acceptance of Cost Certification for Draw No. 101 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 #59 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 matters related to proposed issuance of the CAB's Property Tax Revenue Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2026, *previously referred to as Special Revenue Bonds*, payable from ad valorem tax revenue of ATEC Metropolitan District No. 1 ("ATEC No. 1") ("**Bonds**").

1. Update from Bond Committee.

F. SECOND READING (BUDGET MATTERS)

1. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget (enclosure).

2. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget and Appropriate Sums of Money (enclosures).

G. Consider appointment of District Accountant to prepare 2028 Budget.

H. Consider approval of the engagement of Fiscal Focus Partners, LLC to perform the 2026 Audit.

I. Discuss and consider approval of Special Districts Preparation Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2027-2029 Accounting and Management Services (enclosures).

J. Review and acknowledge Cash Access and Internal Controls Memorandum from CliftonLarsonAllen LLP (enclosure).

IV. MANAGER MATTERS

A. Manager's Report.

B. Insurance Discussion.

1. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

2. Authorize renewal of District's insurance and Special District Association (SDA) membership for 2027 (enclosure).

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

A. Update from Timberline Management & Consulting (to be distributed).

VI. LEGAL MATTERS

A. Discuss and acknowledge Special Warranty Deed by and among Aurora Highlands, LLC and CND-VP Highlands, LLC, as Grantors, to the CAB, as Grantee (Tract E, The Aurora Highlands Subdivision Filing No. 31).

B. Rescind approval of First Amendment to PILOT Exception Agreement by and among the CAB, ATEC Metropolitan District No. 2, PorterCare Adventist Health System, Aurora Highlands, LLC, Aurora Highlands Holdings, LLC, Green Valley East, LLC, GVRE 470, LLC, GVR King, LLC, GVR King Commercial, LLC, Aurora Tech Center Holdings, LLC, Aurora Tech Center Development, LLC, and Oxnard Financial, LLC ("First Amendment to PILOT Exception").

C. Rescind approval of First Amended/Amended and Restated Memorandum of PILOT Exception Agreement regarding First Amendment to PILOT Exception.

D. Ratify approval of PILOT Exception Agreement by and between PorterCare Adventist Health System, Aurora Highlands, LLC, and the CAB.

E. Ratify approval of Memorandum of PILOT Exception Agreement by and between PorterCare Adventist Health System, Aurora Highlands, LLC, and the CAB.

F. Discuss and consider approval of Intergovernmental Agreement between the City of Aurora, Colorado, AACMD, ATEC Metropolitan District No. 2, and the CAB regarding Authorization for Limited Fire Powers (Fire Station 18).

G. Acknowledgement of McGeady Becher Cortese Williams P.C. Engagement Letter Appendix A Update (enclosure).

H. Review and consider adoption of Resolution Providing Policy Governing Automated Meeting Agents and Participation in Virtual District Meetings (enclosure).

I. Review and consider adoption of Resolution Establishing the Official Record of District Meetings and Clarifying the Status of Third-Party Recordings, Transcripts, and Artificial Intelligence-Generated Materials (enclosure).

VII. OTHER BUSINESS

VIII. OPERATIONS AND MAINTENANCE

IX. BOARD MEMBER MATTERS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

The next regular meeting is scheduled for December 17, 2026 at 1:00 p.m.