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: August 20, 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.

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 July 16, 2026 Regular Meeting Minutes (enclosure).

III. FINANCIAL MATTERS

A. Review and consider approval of payment of claims for operating costs, in the amount of $622,078.19 (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 June 30, 2026, updated as of August 13, 2026 (enclosure).

C. Discuss and consider acceptance of Cost Certification #17 for Draw No. 98 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 #56 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. Acknowledge Notice of Termination of Letter Agreement for Investment Banking Services from the CAB, ATEC No. 1 and The Aurora Highlands Metropolitan District Nos. 4 and 5 to D.A. Davidson & Co.

3. FIRST READING (Special Revenue Bonds)

a. Discuss Resolution (the "Resolution") which, if adopted on Second Reading at a subsequent Board meeting, would authorize the CAB's issuance of 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.

b. Consider approval, at this First Reading, of placement of consideration of adoption of the proposed Resolution on the Agenda for a Second Reading during the Public Hearing to be held on the Resolution on September 17, 2026 at 1:00 p.m. at the Construction Trailer, 3930 E-470, Aurora, CO 80019 and via Zoom.

IV. MANAGER MATTERS

A. Manager's Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

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

B. Update from committee regarding status of engagement letter for special legal counsel for covenant enforcement and fee collection legal services between the CAB and one of the following: Altitude Community Law P.C., Orten Cavanagh Holmes & Hunt, LLC or Winzenburg, Leff, Purvis & Payne, LLP.

VI. LEGAL MATTERS

A. Discuss and consider acceptance of Special Warranty Deed from the Aurora Highlands, LLC, as Grantor, to the CAB, as Grantee (Tracts G, J, L, and N of Filing 25) (enclosure).

B. Discuss and consider approval of License and Maintenance Agreement between Richmond American Homes of Colorado, Inc. and the CAB (enclosure).

VII. OTHER BUSINESS

VIII. OPERATIONS AND MAINTENANCE

IX. BOARD MEMBER MATTERS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

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