

**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: July 16, 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

Matt Hopper (AACMD Rep.)

Carla Ferreira (AACMD Rep.)

Michael Sheldon (TAH 1-6 Rep.)

VACANT

Cynthia Shearon (AACMD Rep.)

Kathleen Sheldon (ATEC 1 Rep.)

Deanna Hopper (ATEC 2 Rep.)

Denise Denslow

Office

President

Vice President

Treasurer/Asst. Secretary

Assistant Secretary

Assistant Secretary

Assistant Secretary

Assistant Secretary

Secretary

Term Expires

2029/May 2029

2029/May 2029

2027/May 2027

2027/May 2029

2027/May 2027

2027/May 2027

2027/May 2027

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 June 18, 2026 Regular Meeting Minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$665,819.42 (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 May 30, 2026, updated as of July 10, 2026 (enclosure).
- C. Discuss and consider acceptance of Cost Certification #16 for Draw No. 97 Issued for Aerotropolis Area Coordinating Metropolitan District (“AACMD”) and the CAB, prepared by The Connexion Group, LLC, and authorize payment to vendors and contractors pursuant thereto (enclosure).
- D. Discuss and consider acceptance of Cost Certification #55 for the CAB and AACMD (In-Tract Builder Public Improvements), prepared by The Connexion Group, LLC and authorize payment to vendors and contractors pursuant thereto (enclosure).
- E. Review and consider approval of 2025 Audit and authorize execution of Representations Letter (enclosure).
- F. Discuss status of the CAB’s issuance of Bond Anticipation Notes, Series 2026.
- G. Discuss matters related to proposed issuance of the CAB’s Property Tax Revenue Convertible Capital Appreciation Refunding and Improvements Bonds, Series 2026 (“**2026 Bonds**”).
 1. Update from Bond Committee.
 2. Acknowledge Notice of Termination of Letter Agreement for Investment Banking Services from the CAB, ATEC Metropolitan District No. 1 and The Aurora Highlands Metropolitan District Nos. 4 and 5 to D.A. Davidson & Co.
 3. Discuss and consider approval of Underwriter Letter of Intent between the CAB and TRB Capital Markets, LLC.
 4. Authorize any necessary actions in connection with the proposed 2026 Bonds issuance.

IV. MANAGER MATTERS

- A. Manager's Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

- A. Update from Timberline Management & Consulting (enclosures).
- B. Acknowledge appointment of Committee at the July 17, 2025 special meeting of the CAB (consisting of Directors M. Hopper and Ferreira) to review responses and conduct interviews related to a request for proposals for special legal counsel for covenant enforcement and fee collection legal services.
 - 1. Authorize Committee to approve proposal and for Director M. Hopper to sign 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 approval of Letter of Intent between the CAB and the City of Aurora regarding proposed conveyance of real property and construction of a fire station.

VII. OTHER BUSINESS

- A. Discuss and consider approval of **Master Service Agreement ("MSA")** for Irrigation System Maintenance Services between the CAB and **Rebecca Franciscus d/b/a Patriot Irrigation, LLC**.
- B. Discuss and consider approval of **Task Order No. 001 to MSA** for Irrigation System Maintenance Services between the CAB and **Rebecca Franciscus d/b/a Patriot Irrigation, LLC**, for 2026 Services (May – October 2026), in the amount of \$192,000.00.

VIII. OPERATIONS AND MAINTENANCE

IX. BOARD MEMBER MATTERS

X. EXECUTIVE SESSION

XI. ADJOURNMENT

The next regular meeting is scheduled for August 20, 2026 at 1:00 p.m.