

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD (“CAB”)  
8390 East Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710  
<https://theaurorahighlands.specialdistrict.net/>**

**NOTICE OF SPECIAL MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2025/May 2025
Carla Ferreira (AACMD Rep.)	Vice President	2025/May 2025
Michael Sheldon (TAH 1– 6 Rep.)	Treasurer/Asst. Secretary	2027/May 2027
VACANT	Assistant Secretary	2025/May 2027
Cynthia (Cindy) 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

DATE: **September 21, 2023**  
TIME: **1:00 P.M.**  
PLACE: **Virtual Via Zoom**

**PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:**

Join Zoom Meeting  
<https://us02web.zoom.us/j/87155529666?pwd=ODF2N3pPTngzQmV0MmZoYjJQRHpodz09>

Meeting ID: 871 5552 9666  
Passcode: 438756  
One tap mobile  
+17193594580, \*438756#

**I. ADMINISTRATIVE MATTERS**

- A. Present disclosures of potential conflicts of interest.
- B. Confirm Quorum, location of meeting and posting of meeting notices. Approve Agenda.
- C. Public Comment. Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- D. Discuss and authorize application for and procurement of cyber security insurance coverage.
- E. Discuss and authorize application for and procurement of fine art insurance coverage through Tokio Marine Highland, or other carrier.

## II. CONSENT AGENDA

Consent Agenda – These items are considered to be routine and will be 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 17, 2023 special meeting minutes (enclosure).

## III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$361,363.14 (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 cash position report dated August 31, 2023, updated as of September 15, 2023 (enclosure).
- C. Discuss and consider approval of acceptance of the CAB and Aerotropolis Area Coordinating Metropolitan District (“AACMD”) Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 63 Engineer’s Report and Verification of Costs No. 41 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Project Funding Requisition No. 47, under the CAB’s Special Tax Revenue Refunding and Improvement Bonds, Series 2021A related to the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 63 Engineer’s Report and Verification of Costs No. 41 prepared by Schedio Group LLC (enclosure).
  2. Discuss and consider approval of Project Funding Requisition No. 11 under the CAB’s Subordinate Special Tax Revenue Bonds, Series 2022B related to the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 63 Engineer’s Report and Verification of Costs No. 41 prepared by Schedio Group LLC (enclosure).
- D. Discuss and consider approval of acceptance of the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 23 prepared by Schedio Group LLC (enclosure).

1. Discuss and consider approval of Project Funding Requisition No. 48 under the CAB's Special Tax Revenue Refunding and Improvement Bonds, Series 2021A related to the CAB and AACMD Engineer's Report and Verification of Costs Associated with Public Improvements, In-Tract Improvements / In Tract Home Builder Expenses, Engineer's Report and Verification of Costs No. 23 prepared by Schedio Group LLC and authorize reimbursement to Aurora Highlands, LLC pursuant to the Amended and Restated Capital Construction and Reimbursement Agreement (In-Tract Improvements) by and between the CAB and Aurora Highlands, LLC (enclosure).
- E. Discuss and consider approval of Project Funding Requisition No. 49, under the CAB's Special Tax Revenue Refunding and Improvement Bonds, Series 2021A (enclosure).
- F. Bond Committee Report.
  1. Update regarding status of the CAB's issuance of its proposed Special Tax Revenue Bonds, Series 2023<sup>(A)</sup>, in the maximum aggregate principal amount of up to \$200,000,000 (ATEC MD No. 1 / Commercial) ("**2023A Bonds**").

#### IV. LEGAL MATTERS

- A. Discuss and consider approval of **Task Order No. 1** under the **Master Service Agreement ("MSA")** for Landscape Maintenance Services by and between the CAB and **BrightView Landscape Services, Inc.**, for 2023-2024 Annual Flowerbed Maintenance, in the amount of \$11,340.00, subject to approval of the Construction Committee.
- B. Discuss and consider approval of **Task Order No. 2** under the **MSA** for Landscape Maintenance Services by and between the CAB and **BrightView Landscape Services, Inc.**, for 2024-2025 Annual Flowerbed Maintenance, in the amount of \$11,907.00, subject to approval of the Construction Committee.
- C. Discuss and consider approval of **Task Order No. 3** under the **MSA** for Landscape Maintenance Services by and between the CAB and **BrightView Landscape Services, Inc.**, for July – December Maintenance Services, in the amount of \$72,003.96.00, subject to approval of the Construction Committee.
- D. Discuss and consider approval of **MSA** for Landscape Maintenance Services by and between the CAB and **Landtech Contractors, LLC**, subject to approval of the Construction Committee.

- E. Discuss and consider approval of **Task Order No. 1** under the **MSA** for Landscape Maintenance Services by and between the CAB and **Landtech Contractors, LLC** for 2023-2024 Landscape Maintenance Services, in the amount of \$0.00, subject to approval of the Construction Committee.

**V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS**

- A. Update from Timberline District Consulting, LLC (enclosures).

**VI. OTHER BUSINESS**

- A. Discuss schedule for Annual (Town Hall) Meeting.

**VII. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR OCTOBER 19, 2023.**