

**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: **April 18, 2024**
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/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09>

Meeting ID: 839 2784 2723

Passcode: 979737

One tap mobile

+17193594580, *979737#

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.

II. 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 March 21, 2024 special meeting minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$110,164.54 (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 February 29, 2024, updated as of April 12, 2024 (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. 70 Engineer’s Report and Verification of Costs No. 49 prepared by Schedio Group LLC (enclosure).
 1. Discuss and consider approval of Subordinate Project Fund Requisition No. 23 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. 70 Engineer’s Report and Verification of Costs No. 49 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. 30 prepared by Schedio Group LLC (enclosure).
 1. Discuss and consider approval of Subordinate Project Fund Requisition No. 24 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, In-Tract Improvements / In Tract Home Builder Expenses, Engineer’s Report and Verification of Costs No. 30 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).

IV. MANAGER MATTERS

- A. Manager’s Report.

- B. Ratify approval of **Task Order No. 05** to **MSA** for Landscape Maintenance Services between the CAB and **BrightView Landscape Development, Inc.** for Filing 18 Irrigation Repairs, in the amount of \$5,481.00.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

- A. Update from Timberline District Consulting, LLC (enclosure).
- B. Discuss and consider creation of a Social Committee.

VI. OTHER BUSINESS

VII. BOARD MEMBER MATTERS

VIII. LEGAL MATTERS

- A. Acknowledge acceptance of the Special Warranty Deed from AACMD to the CAB for portion of Tracts E and I (enclosure).
- B. Acknowledge ratification and confirmation of plat for The Aurora Highlands Subdivision Filing No. 12 (enclosure).
- C. Update on status of settlement of Piper Sandler & Co. claim.

IX. EXECUTIVE SESSION

- A. If necessary, adjourn to executive session pursuant to Section 24-6-402(4)(b) and (e), C.R.S., to receive legal advice, determine positions relative to matters that may be subject to negotiations, develop strategy for negotiation, and instruct negotiators on matters relating to the prior engagement of Piper Sandler & Co.

X. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR MAY 16, 2024.