

**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: **June 20, 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=NXA3bjc3VVJ2R2RZQjJyWXhMbVBzUT09>  
**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 May 16, 2024 special meeting minutes (enclosure).

- Approval of Agreement for Commission and Purchase of Public Artwork by and between the CAB and SNYDER, J.M. Johnsson Zahn.

### III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$151,832.68 (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 April 30, 2024, updated as of June 14, 2024 (enclosure).
- C. Review and consider approval of 2023 Audit (to be distributed) and authorize execution of Representations Letter.
- D. 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. 72 Engineer’s Report and Verification of Costs No. 51 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Subordinate Project Fund Requisition No. 27 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. 72 Engineer’s Report and Verification of Costs No. 51 prepared by Schedio Group LLC (enclosure).
- E. 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. 32 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Subordinate Project Fund Requisition No. 28 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. 32 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).

- F. Discuss matters related to proposed issuance of the CAB's Convertible Capital Appreciation Limited Tax General Obligation Bonds, Series 2024 to be repaid from ATEC Metropolitan District No. 1 (commercial) property taxes.
  - 1. Update from Bond Committee.
  - 2. Review and consider approval of External Financial Advisor Engagement Letter by and among the CAB, ATEC Metropolitan District No. 1 and LRB Public Finance Advisors, Inc. (enclosure).

**IV. MANAGER MATTERS**

- A. Manager's Report.
- B. Discuss District website accessibility matters and authorize necessary actions in connection therewith.

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

- A. Update from Timberline District Consulting, LLC (enclosure).
- B. Discuss and consider adoption of Resolution of the Board of Directors of the CAB adopting a Revised Aurora Highlands Homeowner Handbook: Design Guidelines, Rules and Regulations (enclosure).
- C. Discuss and authorize approval of proposal for installation of ADA ramp and decking for carousel.
- D. Discuss and consider approval of Task Order No. 6 to MSA for Landscape Maintenance Services between the District and BrightView Landscape Services, Inc. for Bi-Weekly Dog Park Services (June 2024) in the amount of \$2,676.96.
- E. Discuss processes and procedures for reservation of amenities within the CAB.
- F. Discuss status of Social Committee formation and actions.

**VI. OTHER BUSINESS**

- A. Discuss and consider approval of Agreement for Commission and Purchase of Public Artwork by and between the CAB and Colm Weakliam.

**VII. BOARD MEMBER MATTERS**

**VIII. LEGAL MATTERS**

**IX. EXECUTIVE SESSION**

**X. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 18, 2024.**