

THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD (“CAB”)

8390 E. Crescent Pkwy., Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://theaurorahighlands.specialdistrict.net>

**NOTICE OF SPECIAL MEETING AND AGENDA**

**DATE:** October 17, 2024

**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/83927842723?pwd=NXA3bjc3VVVJ2R2RZQjJyWXhMbVBzUT09>

**Meeting ID: 839 2784 2723**

**Passcode: 979737**

**One tap mobile**

**+17193594580, \*979737#**

**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**

2025/May 2025

2025/May 2025

2027/May 2027

2025/May 2025

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 notices. 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 September 19, 2024 special meeting minutes (enclosure).

## III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$261,634.39 (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, 2024, updated as of October 14, 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. 76 Engineer’s Report and Verification of Costs No. 55 prepared by Schedio Group LLC (enclosure).
  1. Discuss and consider approval of Senior Project Fund Requisition No. 7 under the CAB’s Special Tax Revenue Convertible Capital Appreciation Bonds, Series 2023A related to the CAB and AACMD Engineer’s Report and Verification of Costs Associated with Public Improvements Draw No. 76 Engineer’s Report and Verification of Costs No. 55 prepared by Schedio Group LLC (enclosure).
  2. Discuss and consider approval of Senior Project Fund Requisition No. 57 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. 76 Engineer’s Report and Verification of Costs No. 55 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. 36 prepared by Schedio Group LLC (enclosure).
- E. Discuss and consider approval of Project Fund Requisition No. 58 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. 27 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 and consider approval of Subordinate Project Fund Requisition No. 30 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).

G. 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.

H. **FIRST READING (BUDGET MATTERS)**

1. Discuss need for amendment of the 2024 Budget.

2. Discuss proposed 2025 Budget (to be distributed).

3. Consider approval, at this First Reading, of placement of consideration of approval of the proposed Amendment to the 2024 Budget and the 2025 Budget on the Agenda for a Second Reading during the Public Hearing to be held on these Budgets on November 21, 2024 at 1:00 p.m. via video / telephonic means (Zoom).

#### **IV. MANAGER MATTERS**

A. Manager's Report.

B. Consider authorization to engage consultant to perform remediation services for documents statutorily required to be posted on the website (enclosure).

C. Discuss and consider approval of Task Order No. 06 to Master Service Agreement for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for 2025 Landscape Services and Annual Flowers in an amount not to exceed \$131,868.00.

D. Discuss status of schedule and location for statutory annual meeting of CAB and CAB member districts.

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

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

**VI. OTHER BUSINESS**

**VII. BOARD MEMBER MATTERS**

**VIII. LEGAL MATTERS**

**IX. EXECUTIVE SESSION**

**X. ADJOURNMENT**

**The next regular meeting is scheduled for November 21, 2024 at 1:00 p.m.**