

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 REGULAR MEETING AND AGENDA

DATE: March 20, 2025

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

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 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 February 20, 2025 Regular Meeting Minutes (enclosure).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$176,586.01 (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 January 31, 2025, updated as of March 14, 2025 (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. 81 Engineer’s Report and Verification of Costs No. 60 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. 41 prepared by Schedio Group LLC (enclosure).
- E. Discuss matters related to proposed issuance of the CAB’s Convertible Capital Appreciation Limited Tax General Obligation Bonds, Series 2025 to be repaid from ATEC Metropolitan District No. 1 (commercial) property taxes.
 - 1. Update from Bond Committee.

IV. MANAGER MATTERS

- A. Manager’s Report.

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

- A. Acknowledge acceptance of Bill of Sale from Taylor Morrison of Colorado, Inc., as Grantor to the CAB, as Grantee for Filing 15 Improvements (Northern Tracts) (enclosure).
- B. Review and consider approval of Easement Agreement between the PorterCare Adventist Health System, as Grantor and the CAB, as Grantee (enclosure).
- C. Discuss and consider approval of a Facilities Funding and Acquisition Agreement by and between the CAB and Aurora Highlands, LLC.
- D. Park and Amenities Private Rental Rules and Regulations.
 - 1. Discuss and consider approval of form of the CAB Agreement for Private Rental of Recreational Amenities (enclosure).
 - 2. Discuss Rental Fees and Security Deposits for Private Rental of Parks and Amenities (enclosure):
 - a. For Rental Parties that are Residents or Owners of Homes within the CAB Service Area; and
 - b. For Rental Parties that are not Residents or Owners of Home within the CAB Service Area.
 - 3. Discuss and consider approval of the form of the CAB Parks and Amenities Private Rental Rules and Regulations (to be distributed).
 - 4. Discuss and consider adoption of Resolution of the Board of Directors of the CAB Adopting Parks and Amenities Private Rental Rules and Regulations (to be distributed).

IX. ADJOURNMENT

The next regular meeting is scheduled for April 17, 2025 at 1:00 p.m.