

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: January 16, 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 and designate 24-hour posting location. 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 November 13, 2024 Statutory Annual Meeting Minutes and December 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 \$195,625.12 (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 November 30, 2024, updated as of January 10, 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. 79 Engineer’s Report and Verification of Costs No. 58 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. 39 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.
- B. Review and consider approval of the Master Service Agreement (“**MSA**”) for Landscape Maintenance Services between the CAB and Valor Landscape, Inc. (enclosure).
- C. Review and consider approval of Task Order No. 01 to MSA between the CAB and Valor Landscape, Inc. for Winter Policing (Filing 15 Park and Pet Waste Station Regular Service), in the amount of \$560.00 (enclosure).
- D. Review and consider approval of Task Order No. 02 to MSA between the CAB and Valor Landscape, Inc. for 2025 Landscape Maintenance Services, in the amount of \$16,020.00 (enclosure).

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. ADJOURNMENT

The next regular meeting is scheduled for February 20, 2025 at 1:00 p.m.