

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: April 17, 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#

Office

Term Expires

Board of Directors

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 2025
Cynthia 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

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 March 20, 2025 Regular Meeting Minutes (enclosure).
- Ratify approval of Task Order No. 07 to MSA for Landscape Maintenance Services between the CAB and LandTech Contractors, LLC for River Front Drive Streetscape, in the amount of \$3,400.00.
- Ratify approval of Task Order No. 02 to Public Art Agreement between the CAB and Snyder, J.M. Johnsson Zahn, for Tunnel Mural (Summer 2025), in the amount of \$20,000.00.
- Ratify approval of the Master Service Agreement (“MSA”) between the CAB and Cloud City Events LLC.
- Ratify approval of Task Order No. 01 to MSA between the CAB and Cloud City Events LLC for April 19, 2025 Egg Hunt Carousel Operation, in the amount of \$200.00.

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$306,385.10 (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 28, 2025, updated as of April 11, 2025 (enclosure).
- C. Discuss and consider approval of acceptance of the Cost Certification for Draw 82 Issued for Aerotropolis Area Coordinating Metropolitan District (“AACMD”) and the CAB, prepared by The Connexion Group, LLC (enclosure).
- D. 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).
- B. Review and consider approval of MSA between the CAB and Worldwide Safety Group, Inc.
- C. Review and consider approval of Task Order No. 01 to MSA between the CAB and

Worldwide Safety Group, Inc. for Initial Inspection, Ride Consultation and Deck Consultation, in the amount of \$7,000.00.

VI. LEGAL MATTERS

- A. Discuss and consider approval of Waiver and Release of Reimbursement Rights between the CAB, Aurora Highlands, LLC, Weekley Homes, LLC and CND Acquisitions, LLC.
- B. Discuss and consider approval of Amendment to Intergovernmental Agreement for Funding and Reimbursement of Drainage Improvements by and between the CAB and Windler Public Improvement Authority.
- C. Ratify approval of Irrigation Water Service Connection Fee Allocation Agreements between the CAB and the City of Aurora, Colorado for the following addresses located within the City of Aurora, Colorado: 23670 E. 34th Avenue, 3306 N. Denali Street, 3278 N. Main Street and 3100 N. Elk Way.

VII. OTHER BUSINESS

VIII. BOARD MEMBER MATTERS

IX. EXECUTIVE SESSION

X. ADJOURNMENT

The next regular meeting is scheduled for May 15, 2025 at 1:00 p.m.