

**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 REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Matt Hopper (AACMD Rep.)	President	2022/May 2025
Carla Ferreira (AACMD Rep.)	Vice President	2022/May 2025
Michael Sheldon (TAH MD Nos. 1 – 3 Rep.)	Treasurer/Asst. Secretary	2023/May 2023
VACANT	Assistant Secretary	2023/May 2023
Cynthia (Cindy) Shearon (AACMD Rep.)	Assistant Secretary	2023/May 2023
Kathleen Sheldon (ATEC 1 Rep.)	Assistant Secretary	2023/May 2023
Deanna Hopper (ATEC 2 Rep.)	Assistant Secretary	2023/May 2025
Denise Denslow	Secretary	N/A

DATE: **June 16, 2022**

TIME: **1:00 P.M.**

PLACE: **Construction Trailer (formerly Information Center)
3900 E. 470 Beltway
Aurora, CO 80019**

THERE WILL BE AT LEAST ONE PERSON PRESENT AT THE ABOVE-REFERENCED PHYSICAL LOCATION. THIS CAB BOARD MEETING WILL ALSO BE ACCESSIBLE BY VIDEO ENABLED WEB CONFERENCE. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE JOIN THE VIDEO ENABLED WEB CONFERENCE VIA ZOOM AT:

Join Zoom Meeting

<https://zoom.us/j/96576976056?pwd=NjFiQ25pVnAzSE80WFpGWnJMaTNqUT09>

Meeting ID: 965 7697 6056

Passcode: 800276

One tap mobile

1-253-215-8782,*800276#

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

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.

- Review and consider approval of May 9, 2022 special meeting minutes and May 19, 2022 regular meeting minutes (enclosures).

III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$186,682.67 (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, 2022, updated as of June 10, 2022 (enclosure).
- C. SECOND READING (BUDGET MATTERS)
1. Conduct Public Hearing to consider amendment (second) of the 2021 Budget and consider adoption of Resolution to Further Amend the 2021 Budget (enclosure).
- 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. 48 Engineer’s Report and Verification of Costs No. 26 prepared by Schedio Group LLC (enclosure).
1. Discuss and consider approval of Project Funding Requisition No. 13, 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. 48 Engineer’s Report and Verification of Costs No. 26 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. 8 prepared by Schedio Group LLC (enclosure).
 - 1. Discuss and consider approval of Project Funding Requisition No. 14 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. 08 prepared by Schedio Group LLC (enclosure).
- F. Update regarding status of the CAB's proposed Special Tax Revenue Bonds, Series 2022, in the aggregate principal amount of up to \$200,000,000 (ATEC MD No. 1 / Commercial).

IV. MANAGER MATTERS

- A. Manager's Report.

V. COVENANT ENFORCEMENT AND COMMUNITY ENGAGEMENT MATTERS

- A. Update from Timberline District Consulting, LLC (enclosure):
 - 1. Website;
 - 2. Town Hall Meetings; and
 - 3. Design Guidelines / Rules and Regulations / Homeowner Handbook (enclosure).
- B. Review scope of services and fee arrangement under the Master Service Agreement for Architectural Design Consulting Services by and between the CAB and Woodley Architectural Group, Inc.

VI. LEGAL MATTERS

- A. Acknowledge acceptance of Access and Maintenance Easement Agreement from Pulte Home Company LLC for Fence and Wall Maintenance in Block 1, The Aurora Highlands Subdivision Filing No. 5.
- B. Discuss and consider adoption of Amended and Restated Resolution Adopting the Aurora Highlands Homeowner Handbook: Design Guidelines; Rules and Regulations revised as of June 1, 2022.
- C. Discuss and consider adoption of Resolution Setting Administrative Fees.

- D. Discuss terms of proposed Intergovernmental Agreement for the Funding and Reimbursement of Drainage Improvements by and between the CAB and Windler Public Improvement Authority.
 - 1. Authorize execution and delivery of a Letter to the City of Aurora concerning the Acceleration of Drainage Improvements, subject to approval and execution of an Intergovernmental Agreement for the Funding and Reimbursement of Drainage Improvements by and between the District and Windler Public Improvement Authority.

VII. OTHER BUSINESS

VIII. EXECUTIVE SESSION

IX. ADJOURNMENT

THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 21, 2022.