

**THE AURORA HIGHLANDS COMMUNITY  
AUTHORITY BOARD (“CAB”)**

8390 East Crescent Parkway, Suite 300

Greenwood Village, CO 80111

Phone: 303-779-5710

<https://www.theaurorahighlandscommunity.org>

**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: **May 19, 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 April 21, 2022 regular meeting minutes and April 27, 2022 special meeting minutes (enclosures).

## III. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims for operating costs, in the amount of \$446,795.54 (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 March 31, 2022, updated as of May 13, 2022 (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. 47 Engineer’s Report and Verification of Costs No. 25 prepared by Schedio Group LLC (enclosure).
  - 1. Discuss and consider approval of Project Funding Requisition No. 11, 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. 47 Engineer’s Report and Verification of Costs No. 25 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. 7 prepared by Schedio Group LLC (enclosure).
  - 1. Discuss and consider approval of Project Funding Requisition No. 12 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. 07 prepared by Schedio Group LLC (enclosure).

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

1. Discuss need for further amendment of the 2021 Budget (enclosure).
2. Consider approval, at this First Reading, of placement of consideration of approval of the proposed Second Amendment to the 2021 Budget on the Agenda for a Second Reading during the Public Hearing to be held on the proposed Second Amendment to the 2021 Budget on June 16, 2022 at 1:00 p.m. at the Construction Trailer, 3900 E. 470 Beltway, Aurora, CO 80019 and via Zoom.

**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.
- B. Discussion regarding status of engagement of architect.

**VI. LEGAL MATTERS**

- A. Acknowledge Second Amended and Restated Inclusion Agreement (Aurora Tech Center Development, LLC/Property East of Powhaton) by and among the District and Aurora Tech Center Development, LLC (to be distributed).
- B. Acknowledge Second Amended and Restated Inclusion Agreement (GVR King Commercial LLC/Aurora Tech Center Development, LLC/Property East of Powhaton) by and among the District, GVR King Commercial LLC and Aurora Tech Center Development, LLC (to be distributed).
- C. Acknowledge Third Amended and Restated Inclusion Agreement (Aerotropolis Industrial Development, LLC/Property East of Powhaton) by and among the District and Aerotropolis Industrial Development, LLC (to be distributed).

- D. Discuss and consider approval of an Agreement for the Dedication and Acceptance of Public Improvements by and between the CAB and Century Communities (to be distributed).
- E. Discuss and consider adoption of an Amended and Restated Resolution of the Board of Directors of the CAB Adopting the Policies and Procedures Governing the Enforcement of the Master Declaration of Covenants, Conditions, and Restrictions for the Aurora Highlands (to be distributed).

**VII. OTHER BUSINESS**

**VIII. EXECUTIVE SESSION**

**IX. ADJOURNMENT**

**THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 16, 2022.**