

PRAIRIE POINT COMMUNITY AUTHORITY BOARD ("CAB")

(Formerly known as Kings Point Community Authority Board)
2001 16th Street, Suite 1700
Denver, CO 80202
Phone: 303-779-5710
www.prairiepointmdsco.gov

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Thursday, February 5, 2026

TIME: 12:30 p.m.

LOCATION & ACCESS To attend via Microsoft Teams Videoconference, use the below link:
<https://teams.microsoft.com/meet/22621156880338?p=9qLaqaltxCuaMUGpDi>
To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 146 432 141#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Brandon Wyszynski 2029 Representing Prairie Point Metropolitan District No. 2	President	D1, D2 & D3 - May,
David Carro Representing Prairie Point Metropolitan District No. 1	Treasurer	D1 & D2 - May, 2027 D3 – May, 2029
Bertrand ("Randy") Bauer Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1 - May, 2029 D2 & D3 – May, 2027
VACANT Representing Prairie Point Metropolitan District No. 2		D1 - May, 2027 D2 & D3 – May, 2029
P. Joseph Knopinski 2027 Representing Prairie Point Metropolitan District No. 3	Assistant Secretary	D1, D2 & D3 - May,
Lisa Jacoby	Secretary	Non-elected

I. ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest and confirm quorum.
- B. Confirm 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

These routine items will be approved, adopted 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 subject item(s) will be removed from the Consent Agenda and considered in the Regular Agenda.

- A. Approve the Minutes of the January 5, 2026 Special Meeting (enclosure).
- B. Approve the Minutes of the January 6, January 13, January 20, and January 27, 2026 CAB (and MD Nos. 1-3) Joint Work Sessions (enclosures).

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Financial Statements / Schedule of Cash Position (enclosure).
- C. Discuss and consider approval of Draw Request No. 1 pursuant to the Cost Sharing Agreement Aurora Parkway South – East Portion, in the amount of \$612,961.53.
- D. Review Engineer’s Report and Verification of Costs Report No. 52 Associated with Public Improvements, prepared by Schedio Group LLC, dated January 20, 2026. Consider acceptance of verified costs in the amount of \$129,667.02 (enclosure).
- E. Discuss and consider ratification/approval (as appropriate) of the payment of Claims as verified in the Engineer’s Report No. 52, prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Report from Construction Committee [Directors Carro and Bauer].

- B. Discuss and consider approval of Aurora Public Water System Extension & Critical Infrastructure Agreement for Residential and Commercial Development, between the CAB and the City of Aurora, acting by and through its Utility Enterprise, Aurora Water.

V. BOND MATTERS

- A. Report from Bond Committee [Directors Knopinski and Wyszynski].
- B. Discuss and ratify approval of the following revised or updated engagement letters:
 - 1. Meyers Research, LLC d/b/a Zonda Advisory, for preparation of the Market Study (enclosure).
 - 2. CliftonLarsonAllen LLP, for preparation of the financial forecast (enclosure).
 - 3. National Valuation Consultants, Inc, for preparation of the appraisal (enclosure).

VI. LEGAL MATTERS

- A. Discuss Golf Course Matters [Bluebird Club LLC].
- B. Consider rescission of the Post-Closing Infrastructure Improvements Agreement (“PCIIA”).

VII. OTHER BUSINESS

- A. Consider scheduling of a special meeting in February, 2026 to consider Joint Venture transition matters.
- B. Confirm a quorum for the March 5, 2026 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS MARCH 5, 2026 AT 12:30 P.M.