

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 SPECIAL MEETING AND AGENDA

DATE: *Monday, June 15, 2026*

TIME: *3:00 p.m.*

LOCATION & ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
<https://teams.microsoft.com/meet/246792420526125?p=jb2SOuXaAFZwhrx9z>

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 728 762 487#

| <u>Board of Directors</u> | <u>Office</u> | <u>Term Expires</u> |
|---|----------------------|---------------------------------------|
| Brandon Wyszynski Representing Prairie Point Metropolitan District No. 2 | President | D1, D2 & D3 - May, 2029 |
| 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 Representing Prairie Point Metropolitan District No. 3 | Assistant Secretary | D1, D2 & D3 - May, 2027 |
| 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.
- C. Acknowledge appointment of Jeffrey Powles to the CAB by Prairie Point Metropolitan District No. 2, as new representative to fill vacancy.
- D. Consider appointment of officers.

President:

Treasurer:

Secretary:

Assistant Secretary:

Assistant Secretary:

- E. 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 consider in the Regular Agenda.

- A. Approve Minutes of the May 7, 2026 Regular Meeting and May 14, 2026 Continued Regular Meeting (enclosures).
- B. Ratify approval of EMK Consultants, Inc. Task Order No. 26 for ISP West Infrastructure Construction Plan Revisions and MLA Exhibits (enclosure).
- C. Ratify approval of EMK Consultants, Inc. Task Order No. 27 for ISP West Additional Meetings (enclosure).
- D. Ratify approval of EMK Consultants, Inc. Task Order No. 28 for Amenity Area Planning Area 11 (enclosure).
- E. Ratify approval of Core Consultants, Inc. Task Order No. 30 for Sub-ex Plans; Lift Station and Construction Design Support Services (enclosure).

III. FINANCIAL MATTERS

- A. Discuss status of 2025 Audit.
- B. Report on status of adherence to Payment Processing Schedule (enclosure).
- C. Review and consider acceptance of April 30, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- D. Review Engineer's Report and Verification of Costs Report No. 56 Associated with Public Improvements, prepared by Schedio Group LLC, dated May 28, 2026. Consider acceptance of verified costs in the amount of **\$99,057.42** (enclosure).
- E. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 56, prepared by Schedio Group, LLC, and pursuant to the Schedule of Cash Position (enclosure).
- F. Consider acceptance of Engineer's Letter and Verification of Costs prepared by Schedio Group LLC regarding verification of costs associated with Prairie Point Community Authority Board Special Improvement District No. 1, as previously verified in Engineer's Report Nos. 1-56 (enclosure).
 - 1. Discuss and consider approval of Requisition No. 1 (under the Series 2026 SID Bonds) and authorize reimbursement to the District in the amount of \$3,341,238.32 (enclosure).

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Report from Construction Committee [Directors Carro and Bauer].
- B. Discuss and consider approval of Third Budget Amendment related to the Cost Sharing Agreement Aurora Parkway South–East Portion, dated August 1, 2024, by and among the CAB, Lennar Colorado, LLC, Kings Point South Metropolitan District No. 2 and the Overlook at Kings Point South Metropolitan District (enclosure).
- C. Discuss and consider approval of Amendment No. 2 to Construction Contract dated December 22, 2022, by and between the CAB and Bemis Construction, Inc. (to be distributed).

V. LEGAL MATTERS

- A. Discuss Golf Course Matters [Bluebird Club LLC].
 - 1. Ratify approval of Construction License Agreement by and between the CAB and Bluebird Club LLC, related to property owned by Bluebird Club LLC.

2. Ratify approval of Construction License Agreement by and between the CAB and Bluebird Club LLC, related to property within the CAB's boundaries.
 3. Acknowledge Third Extension to Post Closing Letter Agreement between Bluebird Club LLC and Clayton Properties Group, Inc.
 4. Acknowledge Fourth Extension to Post Closing Letter Agreement between Bluebird Club LLC and Clayton Properties Group, Inc.
- B. Rescind adoption of Resolution No. 2025-05-02; Resolution of Prairie Point Community Authority Board Imposing a Vacant Lot Fee on Residential Property, as previously adopted on May 1, 2025.
 - C. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Imposing a Vacant Lot Fee on Residential Property, and authorize the recordation of same.
 - D. Rescind adoption of Resolution 2025-05-01; Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property, previously adopted on May 1, 2025.
 - E. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Imposing a Facilities Fee on Residential Property, and authorize the recordation of same.
 - F. Rescind adoption of Resolution 2024-11-01; Resolution Regarding the Imposition of the MOP Fee, previously approved on November 7, 2024.
 - G. Discuss and consider adoption of Resolution of the Prairie Point Community Authority Board Regarding the Imposition of the MOP Fee.

VI. OTHER BUSINESS

- A. Discuss and consider establishing 2026 Annual Statutory Meeting date.
- B. Confirm a quorum for the July 2, 2026 Regular Board Meeting.

VII. ADJOURNMENT

THE NEXT REGULAR BOARD MEETING IS JULY 2, 2026 AT 12:30 P.M.