

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, July 2, 2026

TIME: 12:30 p.m.

LOCATION & ACCESS: To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/2340706942679?p=Wxss3FozGCdaXVYpsx>

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 350 008 09#

| <u>Board of Directors</u> | <u>Office</u> | <u>Term Expires</u> |
|---|----------------------|---------------------------------------|
| Jeffrey Powles Representing Prairie Point Metropolitan District No. 2 | President | D1 - May, 2027 D2 & D3 – May, 2029 |
| David Carro Representing Prairie Point Metropolitan District No. 1 | Treasurer | D1 & D2 - May, 2027 D3 – May, 2029 |
| Brandon Wyszynski Representing Prairie Point Metropolitan District No. 2 | Assistant Secretary | D1, D2 & D3 - May, 2029 |
| Bertrand ("Randy") Bauer Representing Prairie Point Metropolitan District No. 3 | Assistant Secretary | D1 – May, 2029 D2 & D3 – May, 2027 |
| 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. 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 Minutes of the June 15, 2026 Special Meeting (enclosure).
- B. Ratify approval of Contract by and between the CAB and Alpine Civil Construction, Inc. Related to Infrastructure East, Infrastructure West, and Filing 1.
- C. Ratify approval of Contract by and between the CAB and Alpine Civil Construction, Inc. Related to State Highway 83 at Aurora Parkway (Parker Road).
- D. Ratify approval of Short Form Construction Agreement between the CAB and Integrated Wall Solutions, LLC Regarding Construction of Retaining Walls.
- E. Ratify approval of Service Agreement for SID Cost Allocation Services by and between the CAB and Independent District Engineering Services, LLC, in the amount not to exceed \$2,000.

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of the May 31, 2026 Unaudited Financial Statements and Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 57 Associated with Public Improvements, prepared by Schedio Group LLC, dated June 25, 2026. Consider acceptance of verified costs in the amount of **\$159,298.54** (enclosure).

- D. Review Engineer's Report and Verification of Costs Report No. __ Associated with Public Improvements (under the Series 2026 SID Bonds) , prepared by Schedio Group LLC, dated _____, 2026. Consider acceptance of verified costs in the amount of \$_____ (to be distributed).
 - 1. Discuss and consider approval of Requisition No. 2 (under the Series 2026 SID Bonds) and authorize reimbursement to _____ in the amount of \$_____ (to be distributed).
- E. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 57 prepared by Schedio Group LLC, and pursuant to the Schedule of Cash Position (enclosure).
- F. Review and consider approval of the 2025 Audit (enclosure), and authorization of execution of the Representations Letter.

IV. CAPITAL/CONSTRUCTION MATTERS

- A. Report from Construction Committee [Directors Carro and Bauer].
- B. Discuss and consider approval of Amendment No. 2 to Construction Contract dated December 22, 202, by and between the CAB and Bemas Construction, Inc.
- C. Discuss and consider approval of Short Form Construction Agreement between the CAB and JC-Services LLC related to fence installation.

V. LEGAL MATTERS

- A. Discuss Golf Course Matters [Bluebird Club LLC].
- 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. Confirm a quorum for the August 6, 2026 Regular Board Meeting.

VII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS AUGUST 6, 2026 AT 12:30 P.M.