

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, April 2, 2026

TIME: 12:30 p.m.

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

<https://teams.microsoft.com/meet/24955809156156?p=OM6lk9ry37fk1TikdT>

To attend via telephone, dial 720-547-5281 and enter the following additional information: Conference ID: 426 710 542#

Board of Directors

Brandon Wyszynski

Representing Prairie Point Metropolitan District No. 2

Office

President

Term Expires

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. 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 March 5, 2026 Regular Meeting (enclosure).
- B. Approve Minutes of the March 3 and March 10, 2026 CAB (and MD Nos. 1-3) Joint Work Session Minutes (enclosure).
- C. Ratify approval of MSK Consulting, LLC Task Order No. 2 for design of two metering flumes on sanitary sewer outfalls (enclosure).
- D. Ratify approval of Core Consultants, Inc. Task Order No. 28 for construction documents for two sanitary flume structures (enclosure)

III. FINANCIAL MATTERS

- A. Report on status of adherence to Payment Processing Schedule (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position (enclosure).
- C. Review Engineer's Report and Verification of Costs Report No. 54 Associated with Public Improvements, prepared by Schedio Group LLC, dated March 17, 2026. Consider acceptance of verified costs in the amount of **\$61,110.05** (enclosure).
- D. Discuss and consider ratification/approval (as appropriate) of the payment of **Claims** as verified in the Engineer's Report No. 54, 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].

V. BOND MATTERS

- A. Report from Bond Committee [Directors Knopinski and Wyszynski].
 - 1. Discuss and consider scheduling of a special meeting to adopt Assessment Resolution and timing for publication and notices [Board Meeting April 17th].
- B. Discuss Long Term Capital Improvement Plan.
 - 1. Rescind approval of Long Term Capital Improvement Plan previously approved on October 19, 2021.
 - 2. Consider adoption of Resolution Establishing Long Term Capital Improvement Plan related to the 2026 SID Bonds.
- C. Discuss Mill Levy Policy Agreement.
 - 1. Rescind termination of Mill Levy Policy Agreement, previously terminated on September 14, 2025, subject to execution of the Revenue Pledge Agreement.
 - 2. Discuss and consider approval of Amended and Restated Mill Levy Policy Agreement by and among the CAB and Prairie Point Metropolitan District Nos. 1-3.
- D. Discuss funding structure with Prairie Point JV, LLC.
 - 1. Discuss and consider approval of Facilities Funding and Acquisition Agreement by and between the CAB and Prairie Point JV, LLC.
 - 2. Discuss and consider approval of Operation Funding Agreement by and between the CAB and Prairie Point JV, LLC.

VI. LEGAL MATTERS

- A. Rescind approval of Fifth Amended and Restated Prairie Point Community Authority Board Establishment Agreement, previously approved on July 3, 2025.
- B. Discuss Golf Course Matters [Bluebird Club LLC].
 - 1. Acknowledge Post Closing Letter Agreement between Bluebird Club LLC and Clayton Properties Group, Inc.
 - 2. Discuss and consider approval of Construction License Agreement between the CAB and Bluebird Club LLC.
 - 3. Discuss status of Access and Maintenance Agreement between the CAB and Bluebird Club LLC and obligations outlined thereunder.

VII. OTHER BUSINESS

- A. Confirm a quorum for the May 7, 2026 Regular Board Meeting.

VIII. ADJOURNMENT

THE NEXT SCHEDULED BOARD MEETING IS MAY 7, 2026 AT 12:30 P.M.