

**STERLING RANCH COMMUNITY AUTHORITY BOARD
("CAB")**

450 E. 17th Avenue, Suite 400
Denver, Colorado 80203-1214
Phone: 303-592-4380
Fax: 303-592-4385

NOTICE OF ORGANIZATIONAL MEETING AND AGENDA

DATE:	Wednesday, January 15, 2014
TIME:	8:30 a.m.
PLACE:	Sterling Ranch LLC 1805 Shea Center Drive, Suite 210 Highlands Ranch, CO 80129

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Harold R. Smethills, Jr.		
James Yates		
Diane H. Smethills		

I. ADMINISTRATIVE MATTERS

A. Present disclosures of potential conflicts of interest.

B. Acknowledge appointment of CAB Directors by Sterling Ranch Colorado Metropolitan District Nos. 1-7. Administer Oaths of Director.

C. Approve agenda; confirm location of meeting, posting of meeting notices and quorum.

D. Consider appointment of officers.

President: _____
Vice President: _____
Secretary: _____
Treasurer: _____
Assistant Secretary: _____

E. Discuss and consider engagement of McGeady Sisneros, P.C. as CAB Counsel.

F. Discuss and consider engagement of CliftonLarsonAllen LLP as CAB Manager and CAB Accountant.

G. Discuss and consider adoption of Resolution No. 2014-01-____ Establishing Regular Meeting Dates, Times and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices. Appoint representative to post notices for the CAB.

H. Discuss insurance requirements (public officials' liability, general liability, workers' compensation, comprehensive crime). Consider adoption of Resolution No. 2014-01-____ to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association.

I. Discuss payment of directors' fees.

J. [IF DIRECTORS TO BE UNPAID] Discuss and consider adoption of Resolution No. 2014-01-____ Providing for Directors' Exclusion from Workers' Compensation Coverage and approve execution of Form WC-44, Exclusion of Uncompensated Public Officials.

II. FINANCIAL MATTERS

A. Consider ratification/approval of execution of: (1) Form SS-4 Application for Employer Identification Number; (2) Application for Sales Tax Exemption for Colorado Organizations; and (3) Application by Official Custodian for Assignment of PDPA Number for Public Funds Deposited in Banks.

B. Consider and approve the establishment of a policy authorizing investments in accordance with state statutes.

- C. Consider establishment of CAB bank account(s) at FirstBank and authorize all Board members to be signers on the account(s), with all checks requiring two signatures.

- D. Ratify appointment of CAB Accountant to prepare 2014 Budget.

- E. Discuss proposed 2014 Budget (First Reading). Set date for final adoption of 2014 Budget, following provision of Expanded Notice to the public.

III. LEGAL MATTERS

- A. Discuss and consider ratifying approval of Sterling Ranch Community Authority Board Establishment Agreement by and between Sterling Ranch Colorado Metropolitan District Nos. 1, 2, 3, 4, 5, 6 and 7.

- B. Discuss and consider ratifying approval of Water and Wastewater Service Agreement for Sterling Ranch by and between Dominion Water and Sanitation District, acting by and through its Water Activity Enterprise, and the Sterling Ranch Community Authority Board.

- C. Discuss bylaws.

D. Discuss rules and regulations.

E. Discuss covenant enforcement.

F. Discuss public and executive session meeting procedure. Discuss and consider adoption of Resolution No. 2014-01-____ Providing Policy Regarding Recording of Public and Executive Session Meetings.

G. Discuss and consider adoption of Resolution No. 2014-01-____ Providing for the Defense and Indemnification of Directors and Employees of the CAB.

H. Discuss and consider adoption of Resolution No. 2014-01-____ Declaring CAB's Intent to Reimburse Expenditures with the Proceeds of Future Tax-Exempt Bonds.

I. Discuss and consider adoption of Resolution No. 2014-01-____ Declaring CAB's Intent to Reimburse Sterling Ranch, LLC and Sterling Ranch Development Company for Advances for Operations, Maintenance and Capital Expenses.

- J. Discuss and consider approval of Resolution No. 2014-01-____, Resolution Regarding Colorado Open Records Act Requests.

IV. CONSTRUCTION MATTERS

- A. Discuss and consider approval of proposal from Mulhern MRE, Inc. for managing RFP process for General Contractor/Construction Management Services and RFQ process for Technology Provider.

- B. Discuss and consider ratifying approval of RFP for General Contractor/Construction Management Services.

- C. Discuss and consider ratifying approval of RFQ for Technology Provider.

- D. Discuss and consider adoption of Resolution No. 2014-01-____, Resolution Declaring Intent to Enter Into an Integrated Project Delivery Contract.

V. OTHER BUSINESS

- A.

VI. ADJOURNMENT
