

NOTICE OF SPECIAL MEETING

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NOS. 1-7
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Sterling Ranch Colorado Metropolitan District Nos. 1-7, Douglas County, Colorado, will hold a special board meeting on Thursday, October 30, 2014 at the hour of 12:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111. At this meeting the Board will take up regular business of the District as reflected on the agenda attached, and any other matters as may come before the Board. The meeting is open to the public.

This notice is given by order of the Board of Directors of the District.

STERLING RANCH COLORADO METROPOLITAN
DISTRICT NOS. 1-7
DOUGLAS COUNTY, COLORADO

By: /s/ David Peak
Manager

STERLING RANCH COLORADO METROPOLITAN DISTRICT NOS. 1-7
SPECIAL MEETING AGENDA

Board of Directors:	Term Expires:
James Yates, President	May 2016
Harold R. Smethills, Jr., Vice President / Treasurer	May 2016
Diane H. Smethills, Assistant Secretary	May 2018
VACANCY	May 2018
VACANCY	May 2016
David Peak, Secretary	N/A

Date: October 30, 2014 - Thursday
Time: 12:00 p.m.
Location: CliftonLarsonAllen LLP
8390 East Crescent Parkway
Suite 500
Greenwood Village, CO 80111

1. CALL TO ORDER / DECLARATION OF QUORUM

2. DISCLOSURE OF CONFLICTS OF INTEREST

3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION

4. CONSENT AGENDA (THE FOLLOWING CAN BE APPROVED WITH A SINGLE MOTION, OR PULLED FROM THE CONSENT AGENDA TO DISCUSS SEPARATELY)
 - A. Review and Approve Minutes of the September 17, 2014 Special Meeting and the Minutes of the September 30, 2014 Special Meeting (enclosures)

5. UTILITY MATTERS

6. ADMINISTRATIVE MATTERS

7. LEGAL MATTERS

DISTRICT NO. 1 ONLY:

- A. Matters Relating to Acquisition of Right-Of-Way Parcel for Southern Connector Improvements (“ROW Parcel”):
1. Discuss Status of Preparation of Appraisal of ROW Parcel
 2. Discuss Status of Publication of 45-Day Notice, and Provision of Notice to Douglas County District Court and Board of County Commissioners (Notice Period Expires November 30, 2014)
 3. Discuss Confirmation from Douglas County of Proposed Action to be Considered a Non-Material Modification to the District’s Service Plan

EXPANDED NOTICE ITEM:

4. Second Reading to Consider Adoption of Resolution Authorizing Good Faith Negotiations to Acquire Property Interest in the Southern Connector Improvements

8. FINANCIAL ITEMS

9. PUBLIC COMMENTS

- A. FIRST READING: Review and Discuss Draft 2015 Budgets (Districts 1-7)

10. CONSTRUCTION MATTERS

11. BOARD MATTERS

12. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Friday, November 21, 2014 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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B. Other

13. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING

Friday, November 21, 2014 – 12:00 p.m.

CliftonLarsonAllen LLP

8390 E. Crescent Pkwy., Suite 500

Greenwood Village, CO 80111

2014 SCHEDULED BOARD MEETINGS

- **Friday, November 21, 2014**
- **Wednesday, December 17, 2014**