

**Sterling Ranch Community Authority Board ("CAB")**  
8390 E. Crescent Pkwy., Suite 500  
Greenwood Village, CO 80111-2814  
303-779-4525  
303-773-2050 (FAX)

September 11, 2014

VIA EMAIL: [recording@douglas.co.us](mailto:recording@douglas.co.us)

Douglas County Clerk and Recorder  
301 Wilcox St.  
Castle Rock, CO 80104

Re: Regular Meeting Notice

Dear Clerk:

Attached please find a Notice of Regular Meeting for the above referenced Authority. Please post said Notice on the Public Bulletin Board in your office. This Notice does not replace any previously posted Notices and shall remain posted until September 18, 2014.

Please acknowledge receipt of this Notice by executing this letter below and returning via facsimile to 303-773-2050 or via email at [cindy.jenkins@CLAconnect.com](mailto:cindy.jenkins@CLAconnect.com).

Thank you for your assistance in this matter. If you have any questions or need additional information, please contact me.

Sincerely,



Cindy Jenkins  
Assistant to David Peak  
District Manager

I hereby acknowledge receipt of the above Notice for Sterling Ranch Community Authority Board ("CAB") this 11th of September, 2014.

COUNTY CLERK AND RECORDER

By: \_\_\_\_\_

**NOTICE OF REGULAR MEETING**

**STERLING RANCH COMMUNITY AUTHORITY BOARD  
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Sterling Ranch Community Authority Board (the "CAB"), Douglas County, Colorado, will hold a regular meeting on Wednesday, September 17, 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 Authority as reflected on the agenda attached, and any other matters as may come before the Board. These meetings are open to the public.

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

STERLING RANCH COMMUNITY AUTHORITY  
BOARD  
DOUGLAS COUNTY, COLORADO

By: /s/ David Peak  
Manager

**STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"**  
**REGULAR MEETING AGENDA**

<b>Board of Directors:</b>	<b>Term Expires:</b>
James Yates, President (representing Sterling Ranch Colorado MD Nos. 1-7)	January 15, 2015
Harold R. Smethills, Jr., Vice President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2016
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD No. 1)	January 15, 2016
David Peak, Secretary	N/A
8 VACANCIES	

**Date:** September 17, 2014 - Wednesday

**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

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2. DISCLOSURE OF CONFLICTS OF INTEREST

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3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION

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4. ADMINISTRATIVE MATTERS
  - A. Review and Approve Minutes of the May 21, 2014 Regular Meeting (enclosed)

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  - B. Other

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5. FINANCIAL ITEMS
  - A. Review and Ratify Claims Totaling \$262,707.45, Represented by Check Numbers 107 through 122 (enclosed)

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- B. Review and Consider Acceptance of Cash Position as of March 31, 2014, Updated as of September 11, 2014 (enclosed)
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- C. Other
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6. LEGAL MATTERS

- A. Status of Preparation of Rules and Regulations
- B. Discuss and Consider Approval of Sterling Ranch Community Authority Board (CAB) Infrastructure Master Agreement for Construction Contracting – Specified Public Infrastructure Projects for the Sterling Ranch Development Awarded through December 31, 2024 Between the CAB and M.A. Mortenson Company, dba Mortenson Construction (to be distributed at meeting)
- C. Discuss and Consider Approval of Master Service Agreement for Program Management Support, Master Planning and Design Support for Sterling Ranch Filing No. 1 between the CAB and Matrix Design Group, Inc. (enclosed)
- D. Discuss Timing to Establish Fee Structure and Rates
- E. Review and Consider Approval of Financial Services Agreement between the District and Piper Jaffray & Co. (enclosed)
- F. Review and Consider Adoption of Resolution Acknowledging the Sterling Ranch Community Authority Board's Intention to Own, Operate and Maintain the Sterling Ranch Streetlights
  - 1. Review Street Lighting Comparison from Siemens Industry, Inc. Building Technologies (enclosed)
- G. Review and Consider Approval of Facilities Funding and Acquisition Agreement between the District and Sterling Ranch Development Company (to be distributed at the meeting)
- H. Discuss and Consider Approval of Work Authorization No. 1 under the M.A. Mortenson Company dba Mortenson Construction CMGC Master Agreement for Phase I Pre-Construction and Certain Grading and Water Line Work to be Commenced in 2014
- I. Discuss Subdivision Improvement Agreement with Douglas County for Sterling Ranch Filing No. 1 Public Improvements

- J. Discuss Potential Intergovernmental Agreement with Dominion Water & Sanitation District for the CAB's Construction Administration Related to Certain Wholesale Water and Sanitation Improvements Necessary for Service to Sterling Ranch Filing No. 1
- K. Discuss Need for Easements for Sterling Ranch Filing No. 1 Infrastructure
- L. Discuss Timing for Adoption of Resolution to Establish Water and Sewer Tap Fees, and/or to Establish Fees, Rates, Charges Tolls and Penalties for Water and Sewer Service
- M. Discuss Coordination of Construction and Financing of Wastewater Services with the Dominion Water & Sanitation District
- N. Approve Delivery of Will-Serve Letter to Sterling Ranch Development Company for Water and Wastewater Service to Lots in Sterling Ranch Filing No. 1.
- O. Discuss Process to Proceed with Condemnation of Southern Access Road
  - 1. Authorize Request to Sterling Ranch Colorado Metropolitan District No. 1 to Proceed with Condemnation of Southern Access Road
  - 2. Authorize Funding of Condemnation of Southern Access Road by Sterling Ranch Colorado Metropolitan District No. 1
- P. Other

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7. ENGINEERING MATTERS

- A. Discuss Sterling Ranch Filing No. 1 Infrastructure / Mary Kay Provaznik
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8. CONSTRUCTION MATTERS

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9. MANAGER ITEMS

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10. BOARD ITEMS

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11. OTHER BUSINESS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, October 15, 2014 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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12. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**  
Wednesday, October 15, 2014 – 12:00 p.m.  
CliftonLarsonAllen LLP  
8390 E. Crescent Pkwy., Suite 500  
Greenwood Village, CO 80111

**2014 SCHEDULED BOARD MEETINGS**

- Wednesday, October 15, 2014
- Wednesday, November 19, 2014
- Wednesday, December 17, 2014