

Sterling Ranch Colorado Metropolitan District Nos. 1-7
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

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

Re: Special Meeting Notice

Dear Clerk:

Attached please find a Notice of Special Meeting for the above referenced Districts. 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.

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 Colorado Metropolitan District Nos. 1-7 this 11th of September, 2014.

COUNTY CLERK AND RECORDER

By: _____

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 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 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
REGULAR MEETING AGENDA

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

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

2. DISCLOSURE OF CONFLICTS OF INTEREST

3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION

4. ADMINISTRATIVE MATTERS

A. Review and Approve Minutes of the January 6, 2014 Special Meetings and Minutes of the January 15, 2014 Special Meetings for Sterling Ranch Colorado Metropolitan District Nos. 1 through 7 (enclosures)

B. Discuss Results of the May 6, 2014 Elections

- C. Appoint Slate of Offices for Sterling Ranch Colorado Metropolitan District Nos. 1 through 7:

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

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- D. Review and Consider Adoption of Resolutions 2014-09-01 Designating Location for Posting of 24-Hour Notices (enclosures)

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- E. Ratify Approval of Resolution No. 2014-05-01 Approving Intergovernmental Agreement between Sterling Ranch Colorado Metropolitan District Nos. 1 through 7 and the Colorado Special Districts Property and Liability Pool (enclosures)

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- F. Other

5. FINANCIAL ITEMS

- A. Ratify Approval, Execution and Filing of Applications for Exemption from Audit for 2013 for Sterling Ranch Colorado Metropolitan District Nos. 1 through 7 (enclosures)

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- B. Consider Appointment of District Accountant, Gigi Pangindian, and District Manager, David Peak, to Prepare 2015 Budgets; Set Date for Public Hearing – November 19, 2014 at 12:00 p.m.

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- C. Other
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6. LEGAL MATTERS

- A. Discuss Recent Open Records Act Legislation and Consider Adoption of Resolution No. 2014-09-02, First Amendment to Resolution No. 2013-12-13 Regarding Colorado Open Records Act Requests (enclosures)
- B. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 1 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 1 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- C. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 2 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 2 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- D. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 3 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 3 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- E. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 4 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 4 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- F. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 5 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 5 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- G. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 6 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 6 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election,

Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)

- H. Discuss and Consider Adoption of Resolution No. 2014-09-03, A Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 7 Calling a Special Election within the Sterling Ranch Colorado Metropolitan District No. 7 on November 4, 2014, to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Issuance of Debt, and Approving Other Matters in Connection Therewith (enclosed)
- I. DISTRICT NO. 1 ONLY: Discuss Process to Proceed with Condemnation of Southern Access Road
 - 1. Acknowledge Request from Sterling Ranch Community Authority Board to Proceed with Condemnation of Southern Access Road
 - 2. Acknowledge Agreement of Sterling Ranch Community Authority Board to Fund Condemnation of Southern Access Road by Sterling Ranch Colorado Metropolitan District No. 1
 - 3. Consider Engagement of Condemnation Counsel
 - 4. Consider Engagement of Appraiser for Condemnation Property
 - 5. Consider Adoption of Resolution(s) Authorizing Good Faith Negotiations to Acquire Property Interests for Southern Access Road
- J. Other

7. ENGINEERING MATTERS

8. CONSTRUCTION MATTERS

9. MANAGER ITEMS

10. BOARD ITEMS

11. OTHER BUSINESS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, November 19, 2014
at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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12. ADJOURNMENT

Informational Items:

- Letter to Douglas County Community Development / Planning Services Division

NEXT SCHEDULED BOARD MEETING
Wednesday, November 19, 2014 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111