

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 Friday, November 21, 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

Posted at three public places within the District, and at the office of the Douglas County Clerk and Recorder, not less than 72 hours prior to the meeting.

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: November 21, 2014 - Friday
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 October 30, 2014 Special Meeting (enclosed)
 - B. Review and Consider Engagement Letter with CliftonLarsonAllen LLP for 2015 Accounting Services for District Nos. 1-7 (enclosed)
 - C. Review and Consider Adoption of Resolution Establishing Meeting Dates, Time and Location and Designating Locations for Posting for 2015 (enclosed)
 - D. Ratify Approval and Submittal of 2013 Annual Reports (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

EXPANDED NOTICE ITEM:

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

A. Conduct Public Hearing to Consider Amending 2014 Budget; Consider Adoption of Resolution Amending 2014 Budget, If Necessary

B. Conduct Second Reading and Public Hearing to Consider Adoption of 2015 Budgets, Appropriate Expenditures and Certify Mill Levies; Consider Adoption of Resolution Nos. 2014-11-__ to Adopt 2015 Budgets, Resolution Nos. 2014-11-__ to Appropriate Expenditures, and Resolution Nos. 2014-11-__ to Certify Mill Levies (enclosures)

C. Consider Appointing CliftonLarsonAllen LLP to Prepare and Submit 2014 Applications for Audit Exemptions

D. Other

9. PUBLIC COMMENTS

10. CONSTRUCTION MATTERS

11. BOARD MATTERS

- A. Discuss November 5, 2014 Special Election Results
 - B. Discuss Requirements of Section 21-1-809, C.R.S. (Transparency Notice) and Direct Staff Regarding Compliance for 2015
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12. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, December 17, 2014 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- B. Other
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13. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Wednesday, December 17, 2014 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2014 SCHEDULED BOARD MEETINGS

- **Wednesday, December 17, 2014**