

**NOTICE OF SPECIAL 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 special meeting on Monday, December 22, 2014 at the hour of 10:00 a.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"**  
**SPECIAL MEETING AGENDA**

**Board of Directors:**

**Term Expires:**

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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	

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**Date:** December 22, 2014 - Monday  
**Time:** 10:00 a.m.  
**Location:** CliftonLarsonAllen LLP  
8390 E. 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. 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 November 19, 2014 Regular Meeting, Minutes of the November 21, 2014 Special Meeting, and the Minutes of the December 1, 2014 Special Meeting (enclosures)
  - B. Review and Ratify Claims Totaling \$181,509.26, Represented by Check Numbers 123 through 130 (enclosed)

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5. UTILITY MATTERS  

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6. LEGAL MATTERS

- A. Discuss Status of Preparation of Rules and Regulations
- B. Review and Consider Approval of Service Agreement for Inspection Services and Cost Verification Services between the District and CORE Engineers
- C. Review and Consider Approval of Limited Authorization to Proceed No. 1 under the Master Agreement with M.A. Mortenson
- D. Consider Ratifying Approval of Intergovernmental Agreement by and among Dominion Water & Sanitation District, the Sterling Ranch Community Authority Board, Sterling Ranch Development Company, and Douglas County pertaining to Sterling Ranch Filing No. 1
- E. Review and Consider Approval of 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
- F. Discuss Coordination of Construction and Financing of Wastewater Services with Dominion Water & Sanitation District
- G. Discuss Status of Acquisition of Right-Of-Way Parcel for Southern Connector Improvements ("ROW Parcel")
- H. Discuss Status of Acquisition of Easements for Public Improvements [See Attached Master Easement List]
- I. EXPANDED NOTICE ITEM: Consider Adoption of Resolution No. 2014-10-\_\_ Joint Resolution with Dominion Water & Sanitation District Establishing Fees/Rates/Charges for Water and Sewer Service, Water and Sewer Tap Fees, and System Development Fees

EXPANDED NOTICE ITEM:

- J. First Reading to Approve the Issuance of Debt in an Amount not to Exceed \$10 Million
  - K. Approve Engagement of Metrostudy to Perform Feasibility Analysis as Required for Debt Issuance
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7. FINANCIAL MATTERS

- A. Contracts Tracking Report (to be distributed at the meeting)
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8. PUBLIC COMMENTS

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9. CONSTRUCTION MATTERS

- A. Report from Mortenson on Construction Status
- B. Report from Siemens on Contraction Status
- C. Report from Technology Committee
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10. BOARD MATTERS

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11. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, January 21, 2015 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- B. Other
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12. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**

**Wednesday, January 21, 2015 – 12:00 p.m.**

**CliftonLarsonAllen LLP**

**8390 E. Crescent Pkwy., Suite 500**

**Greenwood Village, CO 80111**

**2015 SCHEDULED BOARD MEETINGS**

- Wednesday, January 21, 2015
- Wednesday, February 18, 2015
- Wednesday, March 18, 2015
- Wednesday, April 15, 2015
- Wednesday, May 20, 2015
- Wednesday, June 17, 2015
- Wednesday, July 15, 2015
- Wednesday, August 19, 2015
- Wednesday, September 16, 2015
- Wednesday, October 21, 2015
- Wednesday, November 18, 2015
- Wednesday, December 16, 2015