

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, January 21, 2015 at the hour of 1:00 p.m. at the offices of McGeady Sisneros, PC, 450 E. 17th Avenue, Suite 400, Denver, Colorado 80203. At this meeting the Board will take up regular business of the Districts 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 Districts.

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: January 21, 2015 - Wednesday
Time: 1:00 p.m.
Location: McGeady Sisneros, P.C.
450 E. 17th Avenue
Suite 400
Denver, CO 80203

1. CALL TO ORDER / DECLARATION OF QUORUM

2. DISCLOSURE OF CONFLICTS OF INTEREST

3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION

4. CONSIDER APPOINTMENT OF JAMES YATES TO THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY AUTHORITY BOARD

5. 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 21, 2014 Special Meetings for Districts 1 through 7, and Minutes of the December 15, 2014 Special Meeting of District No. 1 (enclosures)

6. UTILITY MATTERS

7. ADMINISTRATIVE MATTERS

DISTRICT NOS. 1-7 ONLY:

- A. Consider Adoption of Resolution No. 2015-01-01 Designating Location for Posting of 24-Hour Notices (enclosed)
-

DISTRICT NO. 2 ONLY:

- B. Ratify Approval of Bond Counsel Engagement Letter between the District and Greenberg Traurig, LLP (enclosed)
-

8. 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 ITEMS:

2. Second Reading to Consider Adoption of Resolution Authorizing Good Faith Negotiations to Acquire Property Interest in the Southern Connector Improvements
3. Discuss Status of Negotiations to Acquire a Property Interest in the Titan Right-of-Way and Drainage Easement

DISTRICT NOS. 2 AND 7 ONLY:

- B. Conduct Public Hearing to Consider the Inclusion of Approximately 321.006 Acres of Property Owned by Sterling Ranch, LLC into Sterling Ranch Colorado Metropolitan District No. 2
- C. Review and Consider Adoption of Resolution No. 2015-01-02 for Inclusion of Real Property into Sterling Ranch Colorado Metropolitan District No. 2 (to be distributed at the meeting)
- D. Conduct Public Hearing to Consider the Inclusion of Approximately 3.433 Acres of Property Owned by Sterling Ranch, LLC into Sterling Ranch Colorado Metropolitan District No. 7

- E. Review and Consider Adoption of Resolution No. 2015-01-02 for Inclusion of Real Property into Sterling Ranch Colorado Metropolitan District No. 7 (to be distributed at the meeting)
-

9. FINANCIAL ITEMS

- A. Discuss Issues Relating to Insurance Coverage for District Nos. 3, 4, 5 and 6
-

10. PUBLIC COMMENTS

11. CONSTRUCTION MATTERS

12. BOARD MATTERS

13. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, February 18, 2015 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
-

- B. Other
-

14. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Wednesday, February 18, 2015 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2015 SCHEDULED BOARD MEETINGS

- 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