

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, April 13, 2015 at the hour of 3:30 p.m. at the offices of Sterling Ranch LLC, 1805 Shea Center Drive, Suite 260-Conference Room, Highlands Ranch, Colorado 80129. 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:
James Yates, President (representing Sterling Ranch Colorado MD Nos. 1-7)	January 15, 2017
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: April 13, 2015 – Monday
Time: 3:30 p.m.
Location: Sterling Ranch LLC
1805 Shea Center Drive
Suite 260 – Conference Room
Highlands Ranch, CO 80129

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 March 18, 2015 Regular Meeting (enclosed)
 - B. Review and Ratify Claims Totaling \$163,926.52, Represented by Check Numbers 160 through 168 (enclosed)
 - C. Review and Consider Accepting Unaudited Financial Statements as of February 28, 2015 (enclosed)
 - D. Review and Consider Approving 2014 Audit Engagement Letter with JDS Professional Group (enclosed)

5. UTILITY MATTERS

6. LEGAL MATTERS

- A. Review and Consider Approval of the Following Task Orders under the Service Agreement for Owner's Representative Between the CAB and CORE Consultants, Inc.:
 - 1. Task Order No. 3 – Phase 1 Construction Inspection
- B. Review and Consider Approval of Service Agreement for Technology and Asset Management Between the CAB and CORE Consultants, Inc.
 - 1. Review and Consider Approval of Task Order No. 1 under the Service Agreement for Technology and Asset Management Between the CAB and CORE Consultants, Inc.
- C. Discuss Status of Alignment for Southern Connector Improvements
- D. Second Reading to Consider Adoption of Resolution No. 2015-04-01, Joint Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 2 and the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property (enclosed)
- E. Review and Consider Approval of the Following Work Orders Under the Master Agreement with Siemens Industry, Inc., Building Technologies Division Dated May 28, 2014, Effective Date of June 2, 2014 (enclosures):
 - 1. Master Contract Work Order #4 – Sterling Ranch Titan Road Street Lights
 - 2. Master Contract Work Order #5 – Sterling Ranch Filing 1 Street Lights
- F. Review and Consider Ratifying Approval of Agreement to Provide Cost Verification Services between the CAB and EVO Consulting Services, Inc. (enclosed)
- G. Review and Consider Approval of Verification of Costs for District Eligible Reimbursement Prepared by EVO Consulting Services, Inc. and dated March 18, 2015, Recommending Reimbursement of \$405,494.87 in Costs Advanced by Sterling Ranch, LLC (enclosed)

- H. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Adopting Water and Wastewater Technical Specifications of Dominion and the Sterling Ranch Community Authority Board (to be distributed)
- I. Discuss Rules and Regulations for Utilities, Etc.
- J. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Adopting Rules and Regulations for Utilities, Parks and Open Space, and the Fee Schedule for Utility Rates, Charges and Restrictions (to be distributed)
- K. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Acknowledging and Adopting the Master Declaration of Covenants, Conditions and Restrictions for Sterling Ranch Planned Development (to be distributed)
- L. Discuss and Consider Approval of First Amendment to the Sterling Ranch Community Authority Board Establishment Agreement (Covenant Enforcement) by and between Sterling Ranch Colorado Metropolitan District No. 1, Sterling Ranch Colorado Metropolitan District No. 2, Sterling Ranch Colorado Metropolitan District No. 3, Sterling Ranch Colorado Metropolitan District No. 4, Sterling Ranch Colorado Metropolitan District No. 5, Sterling Ranch Colorado Metropolitan District No. 6, and Sterling Ranch Colorado Metropolitan District No. 7 (to be distributed)
- M. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Adopting the Sterling Ranch Rules and Regulations for Covenant Enforcement and Schedule of Fees for Covenant Enforcement and Design Review (to be distributed)
- N. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Adopting the Design Principles for Sterling Ranch (to be distributed)
- O. Discuss and Consider Adoption of Resolution No. 2015-04-____, a Resolution of the Sterling Ranch Community Authority Board Adopting the Sterling Ranch Water Demand Management Initiatives (to be distributed)
- P. Discuss and Consider Approval of Service Agreement for Rate Structuring Engineering Services between the CAB and CH2M HILL Engineers, Inc. (enclosed)

1. Discuss and Consider Status of Task Order No. 1 under Service Agreement for Rate Structuring Engineering Services between the CAB and CH2M HILL Engineers, Inc. (to be distributed)

7. FINANCIAL MATTERS

8. PUBLIC COMMENTS

9. CONSTRUCTION MATTERS

- A. Report from Mortenson on Construction Status
- B. Report from Siemens on Construction Status
- C. Report from Technology Committee
- D. Report from Matrix Design Group, Inc.
- E. Report from Redland

10. BOARD MATTERS

11. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, May 20, 2015 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP

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- B. Other
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12. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Wednesday, May 20, 2015 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2015 SCHEDULED BOARD MEETINGS

- **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**