

NOTICE OF REGULAR MEETING

**STERLING RANCH COLORADO METROPOLITAN DISTRICT NOS. 1 THROUGH 7
DOUGLAS COUNTY, COLORADO**

NOTICE IS HEREBY GIVEN that the Board of Directors of Sterling Ranch Colorado Metropolitan District Nos. 1 through 7, Douglas County, Colorado, will hold a regular board meeting on Wednesday, May 20, 2015 at the hour of 12:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111. 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 THROUGH 7
DOUGLAS COUNTY, COLORADO

By: /s/ David Peak
Manager

STERLING RANCH COLORADO METROPOLITAN DISTRICT NOS. 1 THROUGH 7
REGULAR 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: May 20, 2015 - Wednesday
Time: 12:00 p.m.
Location: CliftonLarsonAllen LLP
8390 E. 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

DISTRICT NO. 1 ONLY:
4. REVIEW AND CONSIDER APPROVAL OF MINUTES OF APRIL 13, 2015 SPECIAL MEETING
(enclosed)

DISTRICT NO. 2 ONLY:
5. REVIEW AND CONSIDER APPROVAL OF MINUTES OF APRIL 13, 2015 SPECIAL MEETING
(enclosed)

6. **DISTRICT NOS. 3 THROUGH 7 ONLY:**
REVIEW AND CONSIDER APPROVAL OF MINUTES OF JANUARY 21, 2015 SPECIAL MEETING
(enclosures)
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7. LEGAL MATTERS

DISTRICT NO. 1 ONLY:

- A. Discuss Status of Acquisition of Right-of-Way Parcel for Southern Connector Improvements
- B. Discuss Status of Good Faith Negotiations to Acquire Property Interests/Easements on Property Owned by Stockton Corporation
1. Review and Consider Approval of Engagement Agreement between the District and Hegarty & Gerken, Inc. for Appraisal Services in Connection with the Stockton Corporation Property (enclosed)
 2. Discuss Status of Preparation of Appraisal of Stockton Corporation Property
 3. Direct Publication of 45-day Notice, and Provision of Notice to Douglas County District Court and Board of County Commissioners Relating to the Acquisition of Property Interests/Easements on Stockton Corporation Property
- C. Second Reading to Consider Approval of Purchase and Sale Agreement between the District and Public Service Company of Colorado
- D. Ratify Adoption of Resolution No. 2015-04-01, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Approving the First Amendment to Community Authority Board Establishment Agreement (Covenant Enforcement)
- E. Discuss and Consider Adoption of Resolution No. 2015-05-___, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Approving the Second Amendment to Community Authority Board Establishment Agreement (Authority Bond Issuance)
- F. Ratify Adoption of Resolution No. 2015-04-02, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Acknowledging and Adopting the Master Declaration of Covenants, Conditions and Restrictions for Sterling Ranch Planned Development
- G. Ratify Adoption of Resolution No. 2015-04-03, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Adopting the Sterling Ranch Rules and Regulations for Covenant Enforcement and Schedule of Fees for Covenant Enforcement and Design Review

- H. Ratify Adoption of Resolution No. 2015-04-04, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Adopting the Design Principles for Sterling Ranch
- I. Ratify Adoption of Resolution No. 2015-04-05, Resolution of the Sterling Ranch Colorado Metropolitan District No. 1 Adopting the Sterling Ranch Water Demand Initiative

DISTRICT NO. 2 ONLY:

- A. Rescind 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, and Consider Adoption of Resolution No. 2015-05-____, Resolution of the Board of Directors of Sterling Ranch Colorado Metropolitan District No. 2 Terminating Joint Resolution Imposing a Facilities Fee on Residential Property
- B. Ratify Adoption of Resolution No. 2015-04-02, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Approving the First Amendment to Community Authority Board Establishment Agreement (Covenant Enforcement)
- C. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Approving the Second Amendment to Community Authority Board Establishment Agreement (Authority Bond Issuance)
- D. Ratify Adoption of Resolution No. 2015-04-03, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Acknowledging and Adopting the Master Declaration of Covenants, Conditions and Restrictions for Sterling Ranch Planned Development
- E. Ratify Adoption of Resolution No. 2015-04-04, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Adopting the Sterling Ranch Rules and Regulations for Covenant Enforcement and Schedule of Fees for Covenant Enforcement and Design Review
- F. Ratify Adoption of Resolution No. 2015-04-05, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Adopting the Design Principles for Sterling Ranch
- G. Ratify Adoption of Resolution No. 2015-04-06, Resolution of the Sterling Ranch Colorado Metropolitan District No. 2 Adopting the Sterling Ranch Water Demand Initiative

- H. First Reading on Resolution No. 2015-05-____, Resolution of the Board of Directors of Sterling Ranch Metropolitan District No. 2 (“District No. 2”) Authorizing and Approving the Execution of a Pledge Agreement between District No. 2 and the Sterling Ranch Community Authority Board, Authorizing the Execution of all Documents, Instruments and Certificates in Connection Therewith, Ratifying Prior Actions, Authorizing Incidental Actions, and Repealing Prior Inconsistent Actions

DISTRICT NOS. 3, 4, 5, 6 AND 7 ONLY:

- A. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Approving the First Amendment to Community Authority Board Establishment Agreement (Covenant Enforcement)
- B. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Approving the Second Amendment to Community Authority Board Establishment Agreement (Authority Bond Issuance)
- C. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Acknowledging and Adopting the Master Declaration of Covenants, Conditions and Restrictions for Sterling Ranch Planned Development
- D. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Adopting the Sterling Ranch Rules and Regulations for Covenant Enforcement and Schedule of Fees for Covenant Enforcement and Design Review
- E. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Adopting the Design Principles for Sterling Ranch
- F. Discuss and Consider Adoption of Resolution No. 2015-05-____, Resolution of [each of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7] Adopting the Sterling Ranch Water Demand Initiative

8. OTHER BUSINESS

9. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
To Be Determined