

**PUBLIC NOTICE OF A SPECIAL MEETING OF THE
BOARD OF DIRECTORS OF THE
STERLING RANCH COMMUNITY AUTHORITY BOARD**

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the Sterling Ranch Community Authority Board ("CAB"), Douglas County, Colorado, will meet in special session on Monday, June 29, 2015, at 9:00 a.m., at the offices of McGeady Sisneros, P.C., 450 E. 17th Ave., Suite 400, Denver, Colorado, at which meeting it is anticipated that the Board will make a final determination to adopt a Resolution authorizing the issuance of Limited Tax Supported Revenue Bonds, Series 2015, in an approximate aggregate principal amount not to exceed \$21,000,000, which Bonds are general obligation bonds being issued by the CAB on behalf of Sterling Ranch Colorado Metropolitan District No. 2, approving a Trust Indenture, and approving the execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 2 and the CAB. At this meeting, the Board expects to authorize the execution of all documents, instruments and certificates in connection therewith, ratify prior actions, authorize incidental actions, repeal prior inconsistent actions and take up such other business 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 CAB.

STERLING RANCH COMMUNITY
AUTHORITY BOARD, DOUGLAS COUNTY,
COLORADO

By: /s/ David Peak
Secretary

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: June 29, 2015 – Monday

Time: 9:00 a.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. Acknowledge Resignation of James Yates as CAB Board Representative of Sterling Ranch Colorado Metropolitan District Nos. 1, 3, 4, 5, 6, and 7 (will remain as CAB Board Representative of Sterling Ranch Colorado Metropolitan District No. 2)

5. Acknowledge Resignation of Diane H. Smethills as CAB Board Representative of Sterling Ranch Colorado Metropolitan District No. 1

6. Acknowledge Appointment of Diane H. Smethills as CAB Board Representative of Sterling Ranch Colorado Metropolitan District Nos. 3, 4, 5, 6 and 7

7. CONSENT AGENDA (THE FOLLOWING CAN BE APPROVED WITH A SINGLE MOTION, OR PULLED FROM THE CONSENT AGENDA TO DISCUSS SEPARATELY)

- A. Review and Consider Approval of Minutes of the June 2, 2015 Special Meeting (to be distributed)
 - B. Review and Ratify Claims Totaling \$_____, Represented by Check Numbers 174 through ____ (enclosed)
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8. UTILITY MATTERS

9. LEGAL MATTERS

- A. Discuss Status of Alignment for Southern Connector Improvements
- B. Discuss Status of Good Faith Negotiations by Sterling Ranch Colorado Metropolitan District No. 1 to Acquire Property Interests/Easements on Property Owned by Stockton Corporation
- C. Discuss and Consider Adoption of Resolution No. 2015-06-___, Resolution of the Sterling Ranch Community Authority Board Acknowledging and Implementing the Amended and Restated Sterling Ranch Community Authority Board Establishment Agreement among Sterling Ranch Colorado Metropolitan District Nos. 1 - 7
- D. Discuss and Consider Approval of DBIA Sub-Agreement (AIA 525 and AIA 535) between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction
- E. SECOND READING: Discuss and Consider Adoption of Resolution No. 2015-06-___, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board ("CAB") Authorizing the Issuance of Limited Tax Supported Revenue Bonds, Series 2015, in an Approximate Aggregate Principal Amount not to exceed \$21,000,000, which Bonds are General Obligation Bonds being Issued by the CAB on Behalf of Sterling Ranch Colorado Metropolitan District No. 2, Approving a Trust Indenture, and Approving the Execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 2 and the CAB; Authorizing the Execution of all Documents, Instruments and Certificates in Connection Therewith, Ratifying Prior Actions Authorizing Incidental Actions and Repealing Prior Inconsistent Actions

- F. Ratify Approval of Work Order No. 1, LAP No. 4 under the Master Agreement between the CAB and M.A. Mortenson Company d/b/a/ Mortenson Construction for Earthwork Operations, Procurement of Piping Components, Supervision and General Conditions, in the amount of \$1,613,721
- G. Discuss and Consider Approval of Amendment to the Master Agreement between the CAB and M.A. Mortenson Company, d/b/a/ Mortenson Construction ("Master Agreement")
 - 1. Discuss and Consider Approval of Work Orders and Limited Authorizations to Proceed under the Master Agreement
- H. Discuss Authorization of CAB President to Negotiate, Enter Into, and Execute Certain Agreements and Other Documents between the CAB and Other Parties
- I. Review and Consider Approval of Amended and Restated 2014-2015 Operation Funding Agreement by and between the CAB and Sterling Ranch Development Company
- J. Review and Consider Approval of 2015 Operation Funding Agreement by and between the CAB and Hobbs Investments LLC
- K. Review and Consider Approval of Amended and Restated Facilities Funding and Acquisition Agreement by and between the CAB and Sterling Ranch Development Company
- L. Review and Consider Approval of Facilities Funding and Acquisition Agreement by and between the CAB and Hobbs Investments LLC
- M. Acknowledge Submittal of Feasibility Analysis to Douglas County per Section 5.9(m) of the CABEA.

10. FINANCIAL MATTERS

11. PUBLIC COMMENTS

12. CONSTRUCTION MATTERS

- A. Report from Mortenson on Construction Status (enclosed)
 - B. Report from Siemens on Construction Status
 - C. Report from Technology Committee
 - D. Report from Matrix Design Group, Inc.
 - E. Report from Redland
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13. BOARD MATTERS

14. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Wednesday, July 15, 2015 at 12:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- B. Other
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15. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Wednesday, July 15, 2015 – 12:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2015 SCHEDULED BOARD MEETINGS

- **Wednesday, July 15, 2015**
- **Wednesday, August 19, 2015**
- **Wednesday, September 16, 2015**
- **Wednesday, October 21, 2015**
- **Wednesday, November 18, 2015**
- **Wednesday, December 16, 2015**