

**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 Thursday, December 17, 2015, at 9:00 a.m., at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Pkwy., Suite 500, Greenwood Village, 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 Senior Bonds, Series 2015A (in an approximate aggregate principal amount not to exceed \$26,000,000), and the issuance of Limited Tax Supported Revenue Subordinate Bonds, Series 2015B (in an approximate aggregate principal amount not to exceed \$4,000,000), 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 with UMB Bank, n.a., 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/ Denise Denslow  
Secretary

**STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"**  
**SPECIAL MEETING AGENDA**

**Board of Directors:**

**Term Expires:**

James Yates, President (representing Sterling Ranch Colorado MD No. 2)	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 Nos. 3-7)	January 15, 2016
Denise Denslow, Secretary	N/A
8 VACANCIES	

**Date:** December 17, 2015 – Thursday

**Time:** 9:00 a.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; APPOINT ACTING SECRETARY FOR MEETING  
\_\_\_\_\_
4. CONSENT AGENDA (THE FOLLOWING CAN BE APPROVED WITH A SINGLE MOTION, OR PULLED FROM THE CONSENT AGENDA AND DISCUSSED SEPARATELY)
  - A. Review and Consider Approval of Claims Totaling \$1,413,595.65, Represented by Check Numbers 199 through 217 (enclosed)  
\_\_\_\_\_  
\_\_\_\_\_
5. UTILITY MATTERS  
\_\_\_\_\_  
\_\_\_\_\_
6. LEGAL MATTERS
  - A. Discuss and Consider Approval of First Amendment to Second Amended and Restated Facilities Funding and Acquisition Agreement by and between CAB and Sterling Ranch Development Company (to be distributed)  
\_\_\_\_\_  
\_\_\_\_\_

- B. Discuss and Consider Approval of First Amendment to Amended and Restated 2014-2015 Operation Funding Agreement by and between the CAB and Sterling Ranch Development Company (to be distributed)
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- C. Discuss and Consider Approval of 2016-2019 Operation Funding Agreement by and between the CAB and Hobbs Investments LLC (to be distributed)
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- D. THIRD READING: Discuss and Consider Adoption of Resolution No. 2015-12-\_\_\_\_, a Resolution Authorizing the Issuance of Limited Tax Supported Revenue Senior Bonds, Series 2015A (in an Approximate Aggregate Principal Amount Not to Exceed \$26,000,000), and the Issuance of Limited Tax Supported Revenue Subordinate Bonds, Series 2015B (in an Approximate Aggregate Principal Amount Not to Exceed \$4,000,000), which Bonds are General Obligation Bonds being Issued by the CAB on Behalf of Sterling Ranch Colorado Metropolitan District No. 2. Such Resolution also Approves a Trust Indenture with UMB Bank, n.a., Approves the Execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 2 and the CAB, Authorized the Execution of all Documents, Instruments and Certificates in Connection therewith, Ratifies Prior Actions, Authorizes Incidental Actions, and Repeals Prior Inconsistent Actions (to be distributed)
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- E. Discuss and Consider Approval of Design/Build Agreement between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction
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- F. Master Service Agreement for Master Planning and Design Support for Filing No. 1 with Redland Consulting Group, Inc.

1. Change Order No. 1 to Work Order No. 16, LAP No. 2 (increase of \$10,000) (enclosed)
  2. Change Order No. 1 to Work Order No. 19, LAP No. 2 (increase of \$10,000)
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- G. Master Service Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division ("Siemens Master Agreement"):

1. Review and Approve Work Order No. 5 for Web Hosted, Modular, GIS System Based Software as a Service (Saas) Licensing (enclosed)
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- H. Review and Consider Approval of Service Agreement with Waste Management (to be distributed)
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- I. Discuss and Rescind Adoption of Resolution No. 2015-06-02, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property
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- J. Discuss and Consider Adoption of Resolution NO. 2015-12-\_\_\_, Resolution of the Board of Directors of the Sterling Ranch Community Authority Board Imposing a Facilities Fee on Residential Property (to be distributed)
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- K. Review and Consider Approval of Letter of Commitment to Douglas County re: Sterling Ranch Filing No. 1 – Grading, Erosion and Sediment Control Security (to be distributed)
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- L. Placeholder: Mary Kay – Mortenson WOs/LAPs with Mortenson totaling \$30,000 (one for \$20,000 and one for \$10,000)
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7. EXECUTIVE SESSION, IF NECESSARY
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8. FINANCIAL MATTERS

A. Discuss the Implementation of ADP

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- B. Review and Consider Approval of Pay Application No. 4A in the Amount of \$3,531,719 (\$3,717,599 with retainage), Submitted by Mortenson Construction for Construction Costs During the Period from October 1, 2015 through October 31, 2015 (enclosed)
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- C. Review and Consider Approval of Pay Application No. 4B in the Amount of \$617,036 (\$649,512 with retainage), Submitted by Mortenson Construction for Construction Costs During the Period from October 1, 2015 through October 31, 2015 (enclosed)
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- D. Review and Consider Approval of Pay Application No. 5 in the Amount of \$1,092,010 (\$1,149,485 with retainage), Submitted by Mortenson Construction for Construction Costs During the Period from November 1, 2015 through November 30, 2015 (enclosed)
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- E. Review and Consider Approval of Engineer's Report and Certification No. 4A in the Amount of \$\_\_\_\_\_, Dated \_\_\_\_\_, 2015, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from October 1, 2015 through October 31, 2015 (enclosed)
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- F. Review and Consider Approval of Engineer's Report and Certification No. 4B in the Amount of \$\_\_\_\_\_, Dated \_\_\_\_\_, 2015, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from October 1, 2015 through October 31, 2015 (enclosed)
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- G. Review and Consider Approval of Engineer's Report and Certification No. 5 in the Amount of \$\_\_\_\_\_, Dated \_\_\_\_\_, 2015, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from November 1, 2015 through November 30, 2015 (enclosed)
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- H. Review and Consider Acceptance of Verification of Costs for District Eligible Reimbursement Dated September 30, 2015, Submitted by EVO Consulting Services, Inc. (enclosed)
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9. PUBLIC COMMENTS

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10. CONSTRUCTION MATTERS

- A. Report from Mortenson on Construction Status (enclosed)
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11. BOARD MATTERS

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12. MANAGEMENT MATTERS

- A. Discuss and Consider Approval of 2016 Accounting/Management Agreement with CliftonLarsonAllen LLP
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- B. Confirm Quorum for Next Board Meeting to be Held Tuesday, January 19, 2015 at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- C. Other
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13. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**

Tuesday, January 19, 2015 – 1:00 p.m.  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 500  
Greenwood Village, CO 80111

**2016 REGULAR BOARD MEETING SCHEDULE**

Tuesday, January 19, 2016  
Tuesday, February 16, 2016  
Tuesday, March 15, 2016  
Tuesday, April 19, 2016  
Tuesday, May 17, 2016  
Tuesday, June 21, 2016  
Tuesday, July 19, 2016  
Tuesday, August 16, 2016  
Tuesday, September 20, 2016  
Tuesday, October 18, 2016  
Tuesday, November 15, 2016  
Tuesday, December 20, 2016