

NOTICE OF REGULAR 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 regular meeting on Tuesday, August 16, 2016 at the hour of 1:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado 80111. 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/ Denise Denslow
Manager

STERLING RANCH COMMUNITY AUTHORITY BOARD "CAB"
REGULAR 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, 2018
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2018
Denise Denslow, Secretary	N/A
8 VACANCIES	

Date: August 16, 2016 – Tuesday

Time: 1:00 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; APPOINT ACTING SECRETARY FOR MEETING, IF NECESSARY

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 \$112,578.56, Represented by Check Numbers 285 through 286, and Claims Totaling \$907,359.79, Represented by Check Numbers 313 through 330 (enclosed)
 - B. Review and Consider Approval of Minutes of July 19, 2016 Regular Meeting (enclosed)
 - C. Review and Consider Approval of Unaudited Financial Statements as of June 30, 2016 (enclosed)
 - D. Ratify Approval of Telecommunications Easement Agreement between the CAB and Lumiere Fiber, LLC
 - E. Ratify Approval of Website Hosting Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division

5. UTILITY MATTERS

6. LEGAL MATTERS

A. Master Service Agreement between the CAB and Siemens Industry, Inc. Building Technologies Division:

1. Discuss and Consider Approval of Work Order No. 6 – Home Utility Metering and Security Solution, in an Amount Not to Exceed \$1,733,830 (to be distributed at the meeting)
 2. Discuss and Consider Approval of Work Order No. 7 – Residential Electrical Metering Solution, in an Amount Not to Exceed \$2,337,874 (to be distributed at the meeting)
 3. Discuss and Consider Approval of Work Order No. 8 – Single Family Irrigation Controls, in an Amount Not to Exceed \$229,250 (to be distributed at the meeting)
 4. Discuss and Consider Approval of Work Order No. 9 – Residential Natural Gas Metering Solution, in an Amount Not to Exceed \$310,012 (to be distributed at the meeting)
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B. Discuss and Consider Approval of the Following Documents Relating to the Master Service Agreement for Master Planning and Design Support for Sterling Ranch Filing No. 1 between the CAB and Redland Consulting Group, Inc.:

1. Change Order No. 1 to Work Order No. 16 for Preliminary/Final Plat – Project Meetings & Coordination, for an Increase in the Budgeted Amount of \$60,000 (enclosed)
 2. Change Order No. 1 to Work Order No. 19 for Preliminary/Final Plat – Construction Phase Services, for an Increase in the Budgeted Amount of \$167,000 (enclosed)
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- C. Discuss and Consider Approval of Bill of Sale between the CAB and Forest City Stapleton, Inc. for the CAB's Purchase of the Community Center Trailer, in the Amount of \$100,000 (to be distributed at the meeting)

7. EXECUTIVE SESSION, IF NECESSARY

8. FINANCIAL MATTERS

- A. Review and Consider Approval of Pay Application No. 13 in the Amount of \$4,114,998 (\$4,331,577 with retainage), Submitted by Mortenson Construction for Construction Costs during the Period from July 1, 2016 through July 31, 2016 (enclosed)

- B. Review and Consider Approval of Engineer's Report and Certification No. 13 in the Amount of \$4,114,998.08, Dated August 9, 2016, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from July 1, 2016 through July 31, 2016 (enclosed)

9. PUBLIC COMMENTS

10. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)

11. BOARD MATTERS

- A. Report on Status of Design Review Committee

12. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Tuesday, September 20, 2016 at 1:00 p.m. On Site in Sterling Ranch at the Mortenson Construction Trailer, 9350 N. Roxborough Park Rd., Littleton, CO 80125
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- B. Other
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13. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING

**Tuesday, September 20, 2016 – 1:00 p.m.
Sterling Ranch Building Site
Mortenson Construction Trailer
9350 N. Roxborough Park Rd.
Littleton, CO 80125**

2016 REGULAR BOARD MEETING SCHEDULE

**Tuesday, September 20, 2016
Tuesday, October 18, 2016
Tuesday, November 15, 2016
Tuesday, December 20, 2016**

DEFERRED ITEMS:

- A. Lease Agreement for Recreational Use of Sterling Ranch Filing No. 1 Trail within Denver Water Board Property between the CAB and the City and County of Denver, Acting by and through its Board of Water Commissioners
- B. Amendment to Rules and Regulations
- C. Performing HOA Covenant Control / Insurance
- D. Rates and Charges Set Up and Billing System Discussion / Matt Urkoski (for October meeting)