

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 regular meeting on Thursday, December 1, 2016 at the hour of 8:30 a.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 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"
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, 2018
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2018
Denise Denslow, Secretary	N/A
8 VACANCIES	

Date: December 1, 2016 - Thursday

Time: 8:30 a.m.

Location: CliftonLarsonAllen LLP
8390 E. Crescent Pkwy.
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. UTILITY MATTERS
5. LEGAL MATTERS
 - A. Review and Consider Approval of Master Service Agreement for Information Center Displays between the CAB and Art + Business One, LLC (to be distributed)
 - B. Review and Consider Approval of Master Service Agreement for Welcome Center Services between the CAB and Development & Research Services, LLC (to be distributed)
 - C. Review and Consider Approval of Concrete Fence Purchase and Storage Agreement between the CAB and Precast Concepts, LLC, d/b/a Stonebilt Concepts (to be distributed)

- D. Review and Consider Approval of Master Service Agreement for Soils Testing Services between the CAB and A.G. Wassenaar, Inc. (to be distributed)

E. Issuance of Series 2016 Notes:

1. Discuss Status of Adoption of a Resolution Approving the CAB's Taxable Subordinate Limited Revenue Promissory Note, Series 2016, in the Maximum Principal Amount of \$84,000,000, and the CAB's Taxable Subordinate Limited Tax Supported Promissory Note, Series 2016, in the Maximum Principal Amount of \$21,000,000 (to be distributed)

6. EXECUTIVE SESSION, IF NECESSARY

7. FINANCIAL MATTERS

- A. Other

8. PUBLIC COMMENTS

9. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)

10. BOARD MATTERS

- A. Report on Status of Design Review Committee

11. MANAGEMENT MATTERS

- A. Confirm Quorum for Next Board Meeting to be Held Tuesday, December 20, 2016 at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111
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- B. Discuss Setting 2017 Regular Meetings for the Third Tuesday of Every Month at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP
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- C. Review and Consider Approval of Adoption of Resolution No. 2016-11-___, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices (enclosed)
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- D. Other
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12. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Tuesday, December 20, 2016 – 1:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2016 REGULAR BOARD MEETING SCHEDULE
Tuesday, December 20, 2016

DEFERRED ITEMS:

1. 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