

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, December 20, 2016 at the hour of 1:00 p.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"
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: December 20, 2016 - Tuesday

Time: 1:00 p.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. CONSENT AGENDA

- A. Review and Consider Approval of Minutes of November 15, 2016 Regular Meeting (enclosed)
- B. Review and Consider Ratifying Approval of Claims Totaling \$787,488.72, Represented by Check Numbers 293 through 294, 364, and 374 through 387 (enclosed)
- C. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Meritage Homes of Colorado, Inc. (enclosed)
- D. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Brookfield Residential (Colorado), LLC (enclosed)

- E. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Richmond American Homes of Colorado, Inc. (enclosed)
- F. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Lennar Colorado, LLC (enclosed)
- G. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and CDL Homes, Inc., a Colorado Corporation, d/b/a Wonderland Homes (enclosed)
- H. Review and Consider Ratifying Approval of Sterling Ranch Filing No. 1 Builder Sidewalk Agreement between the CAB and Parkwood Homes-Sterling Ranch, LLC (enclosed)
- I. Review and Consider Ratifying Approval of the Following Items under the Master Service Agreement for Temporary Information Center between the CAB and Art+Business One, LLC:
 - 1. Work Order No. 1 for Temporary Information Center for an Amount Not to Exceed \$38,875 (enclosed)
 - 2. LAP No. 1 under Work Order No. 1 for Overall Orientation of Staff/Personnel at the Information Center for an Amount Not to Exceed \$16,200 (enclosed)
 - 3. LAP No. 2 under Work Order No. 1 for Ensuring the Information Center is Outfitted, Promoted and Opened in a Compelling Manner for an Amount Not to Exceed \$17,050 (enclosed)

5. UTILITY MATTERS

6. LEGAL MATTERS

- A. Discuss Status of Issuance of Series 2016 Notes:
 - 1. Authorize any Additional Actions (including preparation, approval and execution of appropriate documents) in Connection with the Potential Assignment of the Series 2016 Notes to FlagStar Bank or Related Entity, the Modification of the Notes, and Amendments to Funding Agreements with Sterling Ranch, LLC Related to Same

B. Discuss Fee Collection by Siemens

C. Consider Approval of the Following Items under the Master Service Agreement for Abatement and Removal of Asbestos Containing Piping between the CAB and Casey Resources, Inc.:

1. Work Order No. 1 for Abatement and Removal of Asbestos Containing Piping for an Amount Not to Exceed \$50,000 (enclosed)
 2. LAP No. 1 under Work Order No. 1 for Abatement and Removal of Asbestos Containing Piping for an Amount Not to Exceed \$50,000 (enclosed)
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D. Review and Consider Approval of the Following Document(s) Relating to the Master Service Agreement for Master Planning and Design Support Services for Sterling Ranch Filing No. 1 between the CAB and Redland Consulting Group, Inc.:

1. Work Order No. 36 for Record Drawings for Sterling Ranch Offsite Water Line Phases 1 and 2 for an Anticipated Budget Amount of \$7,000 (enclosed)
 - a. LAP No. 1 under Work Order No. 36 for Phase 1 Offsite Water Record Drawings for an Amount Not to Exceed \$3,500 (enclosed)
 - b. LAP No. 2 under Work Order No. 36 for Phase 2 Offsite Water Record Drawings for an Amount Not to Exceed \$3,500 (enclosed)
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E. Review and Consider Approval of the Following Document(s) Relating to the Master Service Agreement for Program Management Support, Master Planning and Design Support for Sterling Ranch Filing No. 1 between the CAB and Matrix Design Group, Inc.:

1. Change Order No. 1 to Work Order No. 1 for Filing No. 1 Design Support Services for an Increase in Budgeted Amount of \$33,019.24 for a Total of \$433,019.24 for Work Order No. 1 (to be distributed)

2. LAP No. 2 to Work Order No. 1 for Design Support Services in an Amount Not to Exceed \$33,019.24 (to be distributed)
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F. Review and Consider Approval of the Following Document(s) Relating to the Master Service Agreement for Program Management Support, Master Planning and Design Support for Sterling Ranch Filing No. 2 between the CAB and Matrix Design Group, Inc.:

1. Change Order No. 1 to Work Order No. 1 for Filing No. 2 Design Support Services for an Increase in Budgeted Amount of \$43,626.50 for a Total of \$93,626.50 for Work Order No. 1 (to be distributed)
 2. LAP No. 2 to Work Order No. 1 for Design Support Services in an Amount Not to Exceed \$43,626.50 (to be distributed)
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G. Review and Consider Approval of the Following Document(s) Relating to the Master Service Agreement for Owner's Representative Engineering Services between the CAB and CORE Consultants, Inc.:

1. Change Order No. 3 to Work Order No. 1 for Owner's Representative Services for a Term Expiration Extension to March 31, 2017 – There's No Change Cost (enclosed)
2. Change Order No. 3 to Work Order No. 2 for Owner's Representative Services for a Term Expiration Extension to March 31, 2017 and an Increase in Budgeted Amount of \$25,000, for a New Total of \$105,000 for Work Order No. 2 (enclosed)
3. LAP No. 3 to Work Order No. 2 for Dominion Rules and Regulations and Technical Specifications for an Amount Not to Exceed \$25,000 (enclosed)
4. Change Order No. 3 to Work Order No. 3 for Owner's Representative Services for a Term Expiration Extension to February 28, 2017 and an Increase in Budgeted Amount of \$210,000, for a New Total of \$1,006,220 (enclosed)
5. LAP No. 3 to Work Order No. 3 for Owner's Representative Services and Phase 1 and 2 Construction Inspection for an Amount Not to Exceed \$210,000 (enclosed)

7. EXECUTIVE SESSION, IF NECESSARY

8. FINANCIAL MATTERS

- A. Review and Consider Approval of Engineer's Report and Certification No. 17 in the Amount of \$5,242,375.19, Dated December 7, 2016, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from November 1, 2016 through November 30, 2016 (enclosed)
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- B. Review and Consider Approval of Pay Application No. 17 in the Amount of \$5,270,731 (\$5,548,138 with retainage), Submitted by Mortenson Construction for Construction Costs during the Period from November 1, 2016 through November 30, 2016 (enclosed)
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- C. Other
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9. PUBLIC COMMENTS

10. CONSTRUCTION MATTERS

- A. Update on Construction Status (enclosed)
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11. BOARD MATTERS

- A. Report on Status of Design Review Committee
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12. MANAGEMENT MATTERS

- A. Discuss Proposed Work Order and LAP Process / Chuck Reid (enclosed)

- B. Confirm Quorum for Next Board Meeting to be Held Tuesday, January 17, 2017 at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111

- C. Discuss Setting 2017 Regular Meetings for the Third Tuesday of Every Month at 1:00 p.m. at the Offices of CliftonLarsonAllen LLP

- D. Review and Consider Approval of Adoption of Resolution No. 2016-12-___, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Locations for Posting of 72-Hour and 24-Hour Notices (enclosed)

- E. Other

13. ADJOURNMENT

Informational Items:

NEXT SCHEDULED BOARD MEETING
Tuesday, January 17, 2017 – 1:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2017 REGULAR BOARD MEETING SCHEDULE

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