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, July 18, 2017 at the hour of 3:00 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, 2019
Harold R. Smethills, Jr., Vice President (representing Sterling Ranch Colorado MD No. 1)	January 15, 2020
Diane H. Smethills, Treasurer (representing Sterling Ranch Colorado MD Nos. 3-7)	January 15, 2020
Denise Denslow, Secretary	N/A
8 VACANCIES	

Date: July 18, 2017 - Tuesday
Time: 3:00 p.m.
Location: CliftonLarsonAllen LLP
8390 E. Crescent Parkway
Suite 500
Greenwood Village, CO 80111

1. CALL TO ORDER / DECLARATION OF QUORUM

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2. DISCLOSURE OF CONFLICTS OF INTEREST

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3. REVIEW AND APPROVE AGENDA AND MEETING LOCATION; APPOINT ACTING SECRETARY FOR MEETING, IF NECESSARY

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4. CONSENT AGENDA

   A. Review and Consider Approval of Minutes of the June 20, 2017 Regular Meeting, Minutes of the June 20, 2017 Work Session, and Minutes of the June 30, 2017 Special Meeting (enclosed)

   B. Review and Consider Ratifying Approval of Claims Totaling $576,143.47, Represented by Check Numbers 487 through 491, and 510 through 527 (enclosed)

   C. **Ratify** Approval of the Following Items under the Master Service Agreement for Horticultural Services for Sterling Ranch Master Community between the CAB and Denver Botanic Gardens, Inc.:

      1. Work Order No. 1 for Lavender Parking Strip and Traffic Circle Design Development and Sales Center Design Review in the Anticipated Budget Amount of $2,592.50 (enclosed)

   D. **Ratify** Approval of Temporary Construction Easement Agreement (Titan Road Improvements) between Stockton Corporation and the CAB (enclosed)

E. **Ratify** Approval of License to Enter Upon Real Property between Lennar Colorado, LLC and the CAB (enclosed)

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5. UTILITY MATTERS

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6. LEGAL MATTERS

A. SECOND READING: Discuss and Consider Adoption of Resolution Amending the Utilities, Parks and Open Space Rules and Regulations Pertaining to Water, Sanitary Sewer and Stormwater Rates, Fees and Charges Assessed by the Sterling Ranch Community Authority Board (Stormwater and Facilities Fees for Non-Residential)

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B. Status of Final Approval by Public Service Company of Colorado of Joint Utility Trench Agreement between the CAB the Public Service Company of Colorado

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C. Amended and Restated Work Order No. 1 – Sterling Ranch Filing No. 1 – Guaranteed Maximum Price ("GMP") between the CAB and M.A. Mortenson Company d/b/a Mortenson Construction:

1. Portions of Change Order No. 14 (enclosed):

a. Review and Consider Approval of Preliminary Change Order ("PCO") 98 for Design Change #88 – Wet Utilities in the Amount of $81,341.03

b. Status Update on PCOs 85, 88, 90, 91, and 93

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D. Discuss the Following Topics Relating to the Reallocation of Sterling Ranch Filing No. 1 Irrigation Water:

1. Evaluation of the Outdoor Irrigation Taps Constructed within Filing No. 1 as to Their Nature and Size for Accurate Water Consumption Determination
2. Release of Dominion Water & Sanitation District's Commitment to Serve Outdoor Irrigation Areas Beyond What is Required for Actual Landscaping Improvements of the CAB
3. Need for Dominion Water & Sanitation District's Acceptance of the Released Water Back into its Water Portfolio for Service
4. Dominion Water & Sanitation and CAB Resubmittal of the Outdoor Irrigation Demands to Douglas County

E. Review and Consider Approval of Service Agreement for Landscaping Services between the CAB and Douglas County Maintenance and Repair LLC ("DCM&R") (enclosed)

F. Review and Consider Approval of Master Service Agreement for Snow Removal Services between the CAB and Terracare Associates, LLC (to be distributed)

G. Review and Consider Approval of Master Service Agreement for Cleaning Services between the CAB and Schultz Janitorial, Inc. (to be distributed)

H. Review and Consider Approval of General Indemnity Agreement between the CAB and OneBeacon Surety Group (enclosed)

I. Discuss Status of:

1. Fourth Amendment to Subdivision Improvements Agreement and Intergovernmental Agreement for Sterling Ranch Filing No. 1 by and between Sterling Ranch Development Company, the Sterling Ranch Community Authority Board, Dominion Water & Sanitation District, Roxborough Water & Sanitation District, and the Board of County Commissioners of the County of Douglas

2. Subdivision Improvements Agreement and Intergovernmental Agreement for Sterling Ranch Filing No. 2 by and between Sterling Ranch Development Company, the Sterling Ranch Community Authority Board, and the Board of County Commissioners of the County of Douglas

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7. EXECUTIVE SESSION, IF NECESSARY

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8. FINANCIAL MATTERS

A. Review and Consider Approval of Engineer's Report and Certification No. 24 in the Amount of $2,946,484.09, Dated July 13, 2017, Submitted by Tamarack Consulting LLC and CORE Consultants for the Period from June 1, 2017 through June 30, 2017 (enclosed)

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B. Review and Consider Approval of Pay Application No. 24 in the Amount of $2,946,483, Submitted by Mortenson Construction for Construction Costs during the Period from June 1, 2017 through June 30, 2017 (enclosed)

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C. Other

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9. PUBLIC COMMENTS

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10. CONSTRUCTION MATTERS

A. Status of Acceptance by the CAB of Infrastructure

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11. BOARD MATTERS

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12. MANAGEMENT MATTERS / Monty Sedlak

A. Review and Consider Approval of Employee Manual

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B. Ratify Approval of Retirement Plan Alternatives for CAB Employees as Amended

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C. Confirm Quorum for Next Board Meeting to be Held Tuesday, August 15, 2017 at 3:00 p.m. at the Offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, CO 80111

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D. Discuss and Consider Authorization for Monty Sedlak or Denise Denslow to Approve and Execute Work Orders and Change Orders within the Board Approved Project Budget between the CAB and Contractors

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E. Other

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13. ADJOURNMENT

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Informational Items:

- ProDisposal – Recycling Schedule
- ProDisposal – Welcome Letter for Residents

NEXT SCHEDULED BOARD MEETING
Tuesday, August 15, 2017 – 3:00 p.m.
CliftonLarsonAllen LLP
8390 E. Crescent Pkwy., Suite 500
Greenwood Village, CO 80111

2017 REGULAR BOARD MEETING SCHEDULE REMAINING
August 15, 2017
September 19, 2017
October 17, 2017
November 21, 2017
December 19, 2017

DEFERRED/PENDING 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

2. Review and Consider Approval of Intergovernmental Agreement Regarding the Design, Construction and Maintenance of Titan Road (Roundabout at Roxborough Park Road) Improvement Project between the CAB and the Board of County Commissioners of Douglas County, Colorado

3. Status of Agreement between the CAB and the Colorado Parks Foundation for Purchase and Distribution of Park Passes