

**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 Wednesday, December 6, 2017, at 11:00 a.m., at the offices of Sterling Ranch Development Company, 1805 Shea Center Drive, Suite 140, Highlands Ranch, Colorado, at which meeting it is anticipated that the Board will make a final determination to adopt a Resolution authorizing the issuance of the CAB’s Limited Tax Supported and Special Revenue Senior Bonds, Series 2017A (in an approximate aggregate principal amount not to exceed \$80,000,000), and the issuance of the CAB’s Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2017B (in an approximate aggregate principal amount not to exceed \$20,000,000), which Bonds are general obligation and special revenue bonds being issued by the CAB on behalf of Sterling Ranch Colorado Metropolitan District No. 3, approving a Trust Indenture with UMB Bank, n.a. for each such series of Bonds, and approving the execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 3 and the CAB. At this meeting, the Board also 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:**

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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	

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**Date:** December 6, 2017 – Wednesday  
**Time:** 11:00 a.m.  
**Location:** Sterling Ranch Development Company  
1805 Shea Center Drive  
Suite 140  
Highlands Ranch, CO 80129

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. LEGAL MATTERS

- A. SECOND READING: Review and consider adoption of a Resolution authorizing the issuance of the CAB's Limited Tax Supported and Special Revenue Senior Bonds, Series 2017A (in an approximate aggregate principal amount not to exceed \$80,000,000), and the issuance of the CAB's Limited Tax Supported and Special Revenue Subordinate Bonds, Series 2017B (in an approximate aggregate principal amount not to exceed \$20,000,000), which Bonds are general obligation and special revenue bonds being issued by the CAB on behalf of Sterling Ranch Colorado Metropolitan District No. 3, approving a Trust Indenture with UMB Bank, n.a. for each such series of Bonds, and approving the execution of a Pledge Agreement between Sterling Ranch Colorado Metropolitan District No. 3 and the CAB. Such Resolution will also authorize the execution of all documents, instruments and

certificates in connection therewith, ratify prior actions, authorize incidental actions, and repeal prior inconsistent actions (to be distributed).

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- B. Discuss and Consider Approval of a Service Agreement for Project Management Services between the CAB and Terra Causa Capital, LLC (to be distributed)
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- C. Review and Consider Approval of the Following Document(s) Relating to the 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. Change Order No. 17 for: PEI T&M Tickets Unplanned Work; Phase 3A Handicap Ramp Delay-NOC 107/108; Signage Changes per NOC #48, 50, 72 & 80; NOC #28-Power to Heated BFP Enclosure; Titan East Tie In Ditch Rip Rap; Info Center Reconciliation; US 85 Traffic Signal Equipment Change; Phase 5 Lighting Circuitry; Street Light Meter Damage – Phase 2B; Asphalt Paving Sunday 10-15-17; Temporary Irrigation August and September 2017; Taylor River Circle Handrails; Asphalt Paving Sunday 10-22-17; Phase 6 Street Light Circuitry; Dry Utility Trench Reconciliation; Asphalt Paving Sunday 10-29-17; Phase 7 Circuitry; Asphalt Paving Sunday 11-05-17; Phase 1 Light Pole Damage; Phase 3 Light Pole Damage; Splash Block Redesign; Eagle and Gore Re-Stake; Landscaping 2018 Escalation Costs; Phase 5 Overlot Grading Changes; Denver Aurora Easement Titan Northern Drive Assess; and Temporary Irrigation October 2017, for an Increase in Budgeted Amount of \$1,379,775.00 (enclosed)
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- D. Ratify Approval of the Following Document(s) Relating to the Master Service Agreement for Construction Stormwater Compliance Services for Sterling Ranch Master Community (For Certain Limited Projects in Filing No. 1 and Future Filings) between the CAB and LT Environmental, Inc.:

1. Work Order No. 2, Filing No. 2 – TASK 1: Local/State Stormwater Discharge

Permit Administration/Support for an Anticipated Budget Amount of  
\$10,000 (enclosed)

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E. Discussion of Amendments to Establishment and Winter Water Rates

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F. Discuss and Consider Approval of Development and Cost Sharing Agreement  
between the CAB and CalAtlantic Gorup, Inc. (to be distributed)

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5. EXECUTIVE SESSION, IF NECESSARY

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6. FINANCIAL MATTERS

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7. BOARD MATTERS

A. Discuss and Consider Approval of Retirement Plan Vendor (to be distributed)

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B. Discuss and Consider Approval of Purchase of Two 12' x 56' Trailers from  
Mortenson Construction, at a Cost of \$5,000.00 Each (enclosed)

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- C. Discuss and Consider Approval of Lease or Purchase of 48' x 60' Modular Office Unit from Satellite Shelters, Inc. (enclosed)

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8. MANAGEMENT MATTERS / Tim Mangnall

- A. Review Bid Comparison and Consider Award of Contracts for Work on Sterling Ranch Filing No. 2, Titan Road Phase 2, Titan Road & Roxborough Park Road, and Sterling Gulch Interim Pond under the Following Categories (enclosed):
  - 1. Bid Schedule A (Erosion Control)
  - 2. Bid Schedule B (Earthwork and Grading)
  - 3. Bid Schedule C (Utilities)
  - 4. Bid Schedule D (Concrete)
  - 5. Bid Schedule E (Asphalt Paving, Signage, Striping and Traffic Signals)

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9. ADMINISTRATIVE MATTERS

- A. Confirm Quorum for Next Board Meeting Scheduled for Tuesday, December 19, 2017

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10. ADJOURNMENT

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Informational Items:

**NEXT SCHEDULED BOARD MEETING**  
**Tuesday, December 19, 2017 – 3:00 p.m.**  
**CliftonLarsonAllen LLP**  
**8390 E. Crescent Pkwy., Suite 500**  
**Greenwood Village, CO 80111**

**2018 REGULAR BOARD MEETING SCHEDULE**

**January 16, 2018**

**February 20, 2018**

**March 20, 2018**

**April 17, 2018**

**May 15, 2018**

**June 19, 2018**

**July 17, 2018**

**August 21, 2018**

**September 18, 2018**

**October 16, 2018**

**November 20, 2018**

**December 18, 2018**

**DEFERRED/PENDING ITEMS:**

1. Review and Consider Approval of Intergovernmental Agreement Regarding the Design, Construction and Maintenance of Titan Road (Traffic Signal at Roxborough Park Road) Improvement Project between the CAB and the Board of County Commissioners of Douglas County, Colorado
2. SECOND & FINAL READING on 2018 Draft Budget – December 19 Agenda
3. Approval of Hosting and Data Security Agreement by and between Lumiere Fiber, LLC and the CAB – maybe December 19 Agenda
4. Discuss Prairie Conservation Plan Overview / Shawnell Corn
5. Discuss and Consider Approval of Rules, Regulations and Conditions for Use of Sterling Ranch Information Center