

**NOTICE OF WORK SESSION**

**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 work session on Tuesday, April 10, 2018 at the hour of 2:30 p.m. at the offices of Sterling Ranch Development Company, 1805 Shea Center Drive, Suite 140, Highlands Ranch, CO 80129. No Board action is anticipated at the work session. The meeting is 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"**  
**WORK SESSION 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:** April 10, 2018 – Tuesday  
**Time:** 2:30 p.m.  
**Location:** Sterling Ranch Development Company  
1805 Shea Center Drive  
Suite 140  
Highlands Ranch, CO 80129

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. DISTRICT BUSINESS
  - A. Discuss Work Orders approved by the CAB Construction Manager
    1. A. G. Wassenaar, Inc – Filing 4 – WO 2 -CO 1 - \$550.00 – add an additional test boring
    2. Aztec – Filing 4 – WO 5 – CO 1 - \$70.00 – add an additional lot center
  - B. Discuss Master Service Agreement and Work Orders authorized by CAB Board President for work associated with Filing 2 Superblock and determine split between CAB and Developer
    1. Atwell Master Service Agreement
    2. Atwell – Filing 2 – WO 1 - \$49,000 – Design and development for Townhomes
    3. Aztec – Filing 2 – WO 3 - \$7,200 – Final Plat
    4. PCS Group – Filing 2 – WO 3 - \$16,500.00 – Conceptual Site Plan
    5. Engineering Underground – Filing 2 – WO # TBD - \$2,200 – Lighting Design
  - C. Discuss Engineering Underground Master Service Agreement for Dry Utility Work
  - D. Discuss Martin & Martin – Filing 3 – WO 2 - \$615,000 – Waterton Road Design

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- E. Discuss Matrix – Filing 2 – WO 5 - \$33,500.00 – Providence Park Civil Engineering for GESC Preparation & Drainage Letter
- F. Discuss Redlands Work Orders totaling a net increase of \$70,000 for addition of a new phase and addition of 18 inch trunk PVC water line
  - 1. Redlands – Filing 4 – WO 1 – CO 1 – (\$315,000)
  - 2. Redlands – Filing 4 – WO 2 - \$165,000
  - 3. Redlands – Filing 4 – WO 3 - \$220,000
- G. Discuss Master Service Agreement for Sturgeon
  - 1. Sturgeon - Filing 1 – WO 1 - \$8,750.00 – relocate lights at lot 230 & 558
- H. Discuss Total Property Work Orders
  - 1. TPI – Filing 1 – WO 1 - \$66,485.03 – Misc clean up and erosion control
    - a. TPI – Filing 1 – WO 1 – CO 1 - \$53,514.97 – Misc clean up and erosion control through 12.31.18
  - 2. TPI – Filing 1 – WO 2 - \$44,765.34 – set-up and tear down of event venue
  - 3. TPI – Filing 2 – WO 1 - \$50,000 – Misc clean up and erosion control through 12.31.18
- I. Review Mortenson Change Order 22, \$71,038.00
- J. Review Pay Applications and Cost Certifications for March 2018
  - 1. Engineer's Report and Certification No. 34 submitted by Manhard Consulting, LTD
    - a) Review Pay Application No. 33, submitted by Mortenson Construction
  - 2. Engineer's report and certification No. 01 for Brightview Landscape Development for Filing #1, submitted by Manhard Consulting. Ltd
  - 3. Engineer's Report and Certification No. 02 for Brightview Landscape Development for Filing #1, submitted by Manhard Consulting, Ltd
    - a) Review Pay Application No. 02 in the amount of \$186,023.58, submitted by Brightview Landscape Development (enclosed)

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4. Engineer's report & certification no. 02 submitted by CORE Consulting
  - a. Review Pay Application No. 02 in the amount of \$271,444.45, submitted by Monks Construction Co, LLC
  - b. Review Pay Application No. 01 in the amount of \$80,184.75, submitted by Iron Woman Constr & Env Services, LLC
- K. Review Martin Marietta Notice of Award (enclosed)
- L. Discuss how to handle CCMC at the April 17, 2018 board meeting (does anything need to be ratified or approved)
- M. Discuss fees and the opportunity to require fees be paid as a lump sum
- N. Discuss removal of requiring mesh on all fences
5. Other Matters
6. Adjournment

Pending Items: