

**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, June 12, 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:** June 12, 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 FOR DISCUSSION
  - A. Landscape Bids for Titan Phase 2, Filing NO. 2, Titan and Roxborough
  - B. GeoLens and GIS Needs (utilisync)
    1. Smart Communities / Enabling GIS (enclosed)
  - C. Landscape Maintenance Contractor
  - D. Asphalt Failures around Manholes and Cleanouts
  - E. Inspections and Staffing
  - F. Information Center and Staffing (enclosed)
  - G. Overall Community Development Schedule
    1. Sterling Ranch Development Schedule (enclosed)
    2. Filing 2 / Sterling Gulch / Titan Phase 2 / Titan & Roxborough Construction Schedule (enclosed)
  - H. Irrigation Water Pressure Issues

- I. Retirement Plan
  - 1. 457(b) Retirement Plan (enclosed)
  - 2. Lincoln Groupnet / Retirement Plan Services (enclosed)
  - 3. Gregory and Associates Financial Services (enclosed)
- J. Recreation Center Schedule Update
- K. Internal IW and OW Connections and Builder Fixes
- L. Utility Billing Format and the Inclusion of the Lennar Elements Fee (enclosed)
- M. Change Order No. 4 with Iron Woman Construction - \$178,457.50 (enclosed)
- N. Discuss a Master Service Agreement with Custom Fence
  - 1. Proposal for Tear Out and Replacement of Concrete Fence and Install 3-Rail Concrete Fence - 8138 Piney River Avenue (enclosed)
- O. Pay Applications and Cost Certifications for May 2018:
  - 1. CORE Cost Certification No. 4 - \$1,162,934.63 (enclosed)
    - a. Pay Application No. 4 from Iron Woman - \$550,971.95
    - b. Pay Application No. 4 from Monks - \$523,114.13
    - c. Pay Application No. 4 from Total Property - \$88,848.55
  - 2. Manhard Cost Certification No. 4 for BrightView - \$512,681 (enclosed)
    - a. Pay Application No. 4 from BrightView - \$512,681 (enclosed)
  - 3. Manhard Cost Certification No. 36 for Mortenson - \$\_\_\_\_\_
    - a. Pay Application No. 36 from Mortenson - \$\_\_\_\_\_
- 5. Adjournment

NEXT WORK SESSION:  
Tuesday, July 10, 2018