

**NOTICE OF SPECIAL 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 special meeting on Thursday, September 20, 2018 at the hour of 3:00 p.m. at the offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 250, 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"**  
**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:** September 20, 2018 - Thursday **(PLEASE NOTE CHANGE IN DATE OF MEETING)**

**Time:** 3:00 p.m.

**Location:** CliftonLarsonAllen LLP  
8390 E. Crescent Parkway  
Suite 250 / Second Floor  
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. PUBLIC COMMENTS

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5. UTILITY MATTERS

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6. LEGAL MATTERS

- A. Review and Consider Approval and/or Ratify Approval of the Following Documents Relating to the Landscaping Contract between the CAB and BrightView Landscape Development:

1. Approve Change Order No. 5, Filing No. 1, to Install 1.5" Mountain Granite in 2 Tree Lawns and 2 Medians within the Denver Water Easement for an Increase in Budgeted Amount of \$8,074.35 (enclosed)
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- B. Review and Consider Approval and/or Ratify Approval of the Following Document(s) Relating to the Asphalt Paving, Signage, Striping and Traffic Signals between the CAB and Martin Marietta Materials, Inc.:

1. Approve Change Order No. 2, Filing No. 2, for Trunk – Demolition to Eagle River Street for an Increase in Budgeted Amount of \$14,343.54 (enclosed)
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- C. Review and Consider Approval of First Amendment or Change Order to Master Service Agreement for Landscape Master Plan Design and Entitlements between the CAB and PCS Group, Inc. (enclosed)
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- D. Review and Consider Approval and/or Ratify Approval of the Following Document(s) Relating to the Master Agreement for Website Development and Maintenance Services between the CAB and Siemens Industry, Inc.:

1. Ratify Approval of Work Order No. 28 for Pole 1127 Replacement in an Anticipated Budget Amount of \$3,485 (enclosed)
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- E. 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. 24 – Equipment Downtime in PCO 157.3; CORE Consulting Backcharge Resolution; and Removal of Confirmation of Xcel Street Light Meter Operation, for a Reduction of (\$1,080.00) (enclosed)

2. Progress and Retention Payment Request No. 36 for Period of May 1, 2018 to August 7, 2018, for a Progress Amount of (\$1,026.00), and a Retention Payment of \$934,318.00 (enclosed)

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F. Review and Consider Ratifying Approval of the Following Documents Relating to Join Me, LLC d/b/a Atlas Coffees ("Atlas"):

1. Sublease Agreement between the CAB and Atlas (enclosed)

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G. Review and Consider Approval and/or Ratify Approval of the Following Document(s) Relating to the Master Service Agreement for Master Planning and Design Support (for Certain Limited Projects in Filing No. 1 and Future Filings) between the CAB and Redland Consulting Group, Inc.:

1. Approve Work Order No. 1, Filing No. 5 for Preliminary Plan for Filing 5 for an Anticipated Budget Amount of \$839,000 (enclosed)
2. Approve Work Order No. 1, Filing No. 6 for Preliminary Plan for Filing 6 for an Anticipated Budget Amount of \$1,016,000 (enclosed)

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H. Review and Consider Approval and/or Ratify Approval of the Following Document(s) Relating to the Master Service Agreement for Fence Repair & Installation between the CAB and Custom Fence & Supply, Inc.:

1. Approve Change Order No. 1 to Work Order No. 1, Filing No. 1, for Tear Out and Haul Away Existing Concrete Fence and Re-Install New Concrete Fence with Wire and Gate for an Increase in Budgeted Amount of \$158,998.55 (enclosed)
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- I. Review and consider approval of Joint Development Agreement (Sterling Ranch Filing No. 4A) by and between the CAB, Sterling Ranch Development Company, Richmond American Homes of Colorado, Inc., Taylor Morrison of Colorado, Inc., Tri Pointe Homes, Inc., and First American Title Insurance Company (to be distributed)
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- J. Review and consider approval of the following documents (to be distributed):

- 1. Tap and Facilities Fee Purchase Agreement between the CAB and Richmond American Homes of Colorado, Inc.
  - 2. Tap and Facilities Fee Purchase Agreement between the CAB and Taylor Morrison of Colorado, Inc.
  - 3. Tap and Facilities Fee Purchase Agreement between the CAB and Tri Pointe Homes, Inc.
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- K. Review and consider approval of Tap Pre-Purchase Agreement (Sterling Ranch Filing 4A, Sterling Ranch Filing 4B, Sterling Ranch Filing 4C) by and between the CAB and Sterling Ranch Development Company (to be distributed)
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- L. Discuss status of Non-Exclusive Easement Agreement between the CAB and Lumiere Fiber, LLC
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- M. Discuss ownership of water meters
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7. FINANCIAL MATTERS

- A. Review and Consider Ratifying Approval of Claims Totaling \$2,634,068.62, Represented by Check Numbers 1060 through 1111 (enclosed)
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B. Review and Consider Approval of Cost Certification No. 7 for Filing No. 2 for Sterling Gulch Improvements, Titan & Roxborough Road, and Titan & Moore Road, in the Amount of \$2,786,893.31, Dated September 6, 2018, for the Period of August, 2018, Submitted by CORE Consultants, Inc. for the Following Pay Applications (enclosed):

1. Review and Consider Approval of Pay Application No. 7 for R.E. Monks Construction Company, LLC in the Amount of \$3,101.11 for the Period Ending August 17, 2018 (included with Cost Cert)
2. Review and Consider Approval of Pay Application No. 5 for Iron Woman Construction & Environmental Services, LLC in the Amount of \$2,643,512.31 for the Period Ending August 29, 2018 (included with Cost Cert)
3. Review and Consider Approval of Pay Application No. 1 for Martin Marietta in the Amount of \$140,279.89 for the Period Ending August 16, 2018 (included with Cost Cert)

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C. Review and Consider Approval of Cost Certification No. 7 for BrightView Landscape Development for Filing #1, Off-Site Water & Wastewater, Titan Lift Station & Force Main, Tank & Connection to Roxborough WWTP in Filing No. 1 in the Amount of \$4,294.63, Dated September 10, 2018, Submitted by Manhard Consulting, Ltd for the Period of August 1, 2018 through August 31, 2018, and the Following Pay Application (enclosed):

1. Review and Consider Approval of Pay Application No. 7 in the Amount of \$4,294.59, Dated September 10, 2018, Submitted by BrightView Landscape Development for the Period from August 1, 2018 through August 31, 2018 (enclosed)

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8. BOARD MATTERS

A. Discuss Overall Staffing

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9. CONSTRUCTION MATTERS / Tim Mangnall

A. Status of Acceptance by Douglas County of Infrastructure

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B. Construction Updates

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C. Discussion on GeoLens

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10. MANAGEMENT MATTERS / Tim Mangnall

A. General Updates

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11. ADMINISTRATIVE MATTERS

A. Review and Consider Approval of Minutes of the July 13, 2018 Work Session, Minutes of the August 9, 2018 Special Meeting, Minutes of the August 20, 2018 Work Session, and Minutes of the August 21, 2018 Special Meeting (to be distributed)

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B. Confirm Quorum for Next Board Meeting to be Held Tuesday, October 16, 2018 at 3:00 p.m. at the Offices of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 250, Greenwood Village, CO 80111

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C. Discuss Meeting Dates for November and December for 30-60 Day Expanded Notice Requirements

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D. Other

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12. EXECUTIVE SESSION, IF NECESSARY

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13. ADJOURNMENT

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**NEXT SCHEDULED BOARD MEETING**

**Tuesday, October 16, 2018 – 3:00 p.m.**

**CliftonLarsonAllen LLP**

**8390 E. Crescent Pkwy., Suite 250**

**Greenwood Village, CO 80111**

**2018 REGULAR BOARD MEETING SCHEDULE**

**October 16, 2018**

**November 20, 2018**

**December 18, 2018**

**DEFERRED/PENDING ITEMS:**

1. Discuss Prairie Conservation Plan Overview
2. Discuss and Consider Approval of Rules, Regulations and Conditions for Use of Sterling Ranch Information Center
3. FIRST READING - Review and Consider Adoption of Rules & Regulations
4. FIRST READING - 2018 Budget Amendment and 2019 Budget – October or November?
5. SECOND AND FINAL READING - 2018 Budget Amendment and 2019 Budget – November or December?