

# STERLING RANCH METROPOLITAN DISTRICT NO. 3

121 S. Tejon Street, Suite 1100  
Colorado Springs, CO 80903  
Phone: 719-635-0330  
www.sterlingranch.org

## **NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** Tuesday, August 25, 2026

**TIME:** 11:00 a.m.

**LOCATION:** 2138 Flying Horse Club Drive, Colorado Springs, CO 80921

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/253238929072872?p=AYEYqXMNY6dScVFy3Y>

To attend via telephone, dial 612-213-1012, and enter Conference ID: 681 402 143  
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### **Board of Directors**

Douglas Stimple  
Loren Moreland  
Peggy Libbey  
Charles Collins  
James Morley

### **Office**

President  
Secretary  
Treasurer/Assistant Secretary  
Assistant Secretary  
Assistant Secretary

### **Term Expires**

May, 2027  
May, 2027  
May, 2029  
May, 2029  
May, 2029

## **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.
- D. Public Comment.

Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

- E. Review and consider approval of minutes from the July 28, 2026 Regular Meeting (enclosure).

## **II. FINANCIAL MATTERS**

- A. Review and consider approval of payment of claims (enclosure).
- B. Review and consider acceptance of the Schedule of Cash Position and Property Tax Schedule (enclosure).
- C. Update on 2025 Audit.

## **III. COMMUNITY RECREATION CENTER**

- A. Discuss Park and Recreation Center Capital Development Fee (Developer Imposed-Builder Paid Fee \$5,000/SF and \$2,500/MF): District Confirmation of Receipt of and Remittance from Developer of Previously Collected Fee Revenue; Transition of Fee as District No. 3 Imposed Community Park and Recreation Center Amenities Capital Development Fee; Discuss and Consider Park and Recreation Center Capital Development Fee Resolution.
- B. Discuss Park and Recreation Center Operation Monthly Fee [Future Lots East of Creek Mandatory; with Permissive/Optional Fee for Existing Homes Who Voluntarily Join Recreation Center]; Status of Operational Cost Analysis and Fee Amount Determination.

## **IV. DIRECTOR MATTERS**

## **V. MANAGER MATTERS**

- A. Schedio Professional Engineer Cost and Construction Verification Services (enclosure).

## **VI. LEGAL MATTERS**

## **VII. OTHER BUSINESS**

## **VIII. ADJOURNMENT**

**The next regular meeting is scheduled for September 22, 2026 at 11:00 a.m.**