STERLING RANCH METROPOLITAN DISTRICT NO. 2

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, November 17, 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 link below:

https://teams.microsoft.com/meet/278839900777669?p=AQUwR0E5PM245hS4c3

To attend via telephone, dial 612-213-1012, and enter Conference ID: 618 509 613#

Board of Directors	Office	Term Expires
Michael Bart	President	May, 2027
Diane C. Black	Secretary	May, 2027
Willie J. Jackson	Treasurer	May, 2029
Michael J. Black	Assistant Secretary	May, 2029
Loren J. Moreland	Assistant Secretary	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 October 27, 2026 Regular Meeting and minutes form October 29, 2026 Annual Meeting (enclosure).

II. FINANCIAL MATTERS

A. Review and consider acceptance of the Schedule of Cash Position, Property Tax Schedule, and Property Tax Obligation Summary (enclosure).

B. Conduct Public Hearing to consider amendment of the 2026 Budget. If necessary, consider adoption of Resolution to Amend the 2026 Budget.

C. Conduct Public Hearing on the proposed 2027 Budget and consider adoption of Resolution to Adopt the 2027 Budget, Appropriate Sums of Money and Authorize the Certification of the Tax Levy (resolution to be distributed).

D. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form ("MLC") for certification to the Board of County Commissioners and other interested parties.

E. Discuss statutory requirements for an audit. Review and consider approval of engagement letter to prepare the 2026 Audit (enclosure).

F. Acknowledge CLA Cash Access Policy (enclosure).

III. LEGAL MATTERS

IV. MANAGER MATTERS

A. Review and consider approval of CLA Statements of Work for 2027 for management services and accounting services (enclosure).

V. DIRECTOR MATTERS

A. Development update.

VI. OTHER BUSINESS

VII. ADJOURNMENT

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