

STERLING RANCH METROPOLITAN DISTRICT NO. 1

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, July 28, 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/292011932278069?p=5Rg4Gok9vf5RiZQ44l>

To attend via telephone, dial 612-213-1012, and enter Conference ID: 141 948 123
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<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
James Morley	President	May, 2027
Charles Collins	Secretary	May, 2027
Loren Moreland	Treasurer/Assistant Secretary	May, 2029
Douglas Stimple	Assistant Secretary	May, 2029
Peggy Libbey	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 May 26, 2026 Regular Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider acceptance of the June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule (enclosure).
- B. Update on 2025 Audit.

III. LEGAL MATTERS

- A. Review and consider approval of Fee Rescinding Resolutions (enclosures):
 - (i) Rescind Water/Sewer/Open Space/Streetlight Services Fee:
 - (ii) Rescind Sand Creek Channel Drainage Improvement Fee:

IV. MANAGER MATTERS

V. DIRECTOR MATTERS

VI. OTHER BUSINESS

- A. Discussion and consider November 2026 or May 2027 5.25% Waiver Election.

VII. ADJOURNMENT

The next regular meeting is scheduled for August 25, 2026 at 11:00 a.m.