

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, 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 below link:

<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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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 May 26, 2026 Regular Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims (enclosure).
- B. Review and consider acceptance of the June 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, 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) and Transition of Fee as District No. 3 Imposed Community Park and Recreation Center Amenities Capital Development Fee; Agreement for Transfer of Previously Collected Park and Recreation Center Capital Development Fee Revenue to District No. 3.
- 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].

IV. DIRECTOR MATTERS

V. MANAGER MATTERS

- A. Review and consider approval of Sunflower Landscapes proposal regarding common area plant and tree replacements (enclosure).
- B. Review and consider approval of Schedio Group engagement letter (to be distributed).

VI. LEGAL MATTERS

- A. Review and consider approval of Fee Imposition Resolutions (enclosures):

(i) Open Space/Streetlight Operations Fee

(ii) Sand Creek Channel Drainage Improvement Fee

- B. Review and consider approval of Public Improvement Acquisition and Reimbursement Agreements (PIARA) with (i) Classic SRJ, LLC; and (ii) Elite Properties of America, Inc. (enclosures).

VII. OTHER BUSINESS

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

VIII. ADJOURNMENT

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