

# 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, February 24, 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/25849130206594?p=nm4BK5I6EPtnYqrCNY>

To attend via telephone, dial 612-213-1012, and enter Conference ID: 790 900 020#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Douglas Stimple	President	May, 2027
Loren Moreland	Secretary	May, 2027
Peggy Libbey	Treasurer/Assistant Secretary	May, 2029
Charles Collins	Assistant Secretary	May, 2029
James Morley	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 December 11, 2025 Special Meeting (enclosure).

### **II. FINANCIAL MATTERS**

- A. Review and consider approval of payment of claims (enclosure).
- B. Review and consider acceptance of the December 31, 2025 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule (enclosures).

- C. Conduct Public Hearing on Second Amendment to 2025 Budget and consider adoption of Resolution to Adopt 2025 Budget Second Amendment (enclosures).

**III. LEGAL MATTERS**

- A. Discuss Park and Recreation Center Development Fee (Developer Imposed-Builder Paid Fee); 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 trail washout repair (enclosures).

**VI. OTHER BUSINESS**

**VII. ADJOURNMENT**

**The next meeting is scheduled for March 24, 2026 at 11:00 a.m.**