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, October 27, 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/283321285465819?p=9ZxUd4SM46qQLIn0jx

To attend via telephone, dial 612-213-1012, and enter Conference ID: 855 441 249#

Board of Directors	Office	Term Expires
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 September 22, 2026 Regular Meeting (enclosure).

II. FINANCIAL MATTERS

A. Review and consider approval of payment of claims (enclosure).

B. Review and consider acceptance of the September 30, 2026 Unaudited Financial Statements, Schedule of Cash Position, Property Tax Schedule (enclosure).

C. Review and consider approval of Developer Reimbursement Pay Application No. 40, Schedio and CLA Cost Certification Reports No. 2, and Resolution Accepting Cost Reports No. 2 (enclosures).

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.

IV. DIRECTOR MATTERS

V. MANAGER MATTERS

A. Review and consider approval of Sports Key proposal (enclosure).

B. Review and consider approval of Facility Use Agreement, Sports Field Team Practice Use Policy, and Park Use Permit Application (enclosures).

C. Review and consider approval of 2027 Sunflower Landscapes landscape maintenance and 2027 snow removal proposals for use as Exhibit to 2027 Independent Contractor Agreement (ICA) (enclosure).

D. Review and consider approval of High Point Networks proposal (enclosure).

E. Discuss and Review Proposal for Renewal of General Liability Schedule and Limits and Property Schedule and Consider Approval and Authorization to Bind Coverage (enclosure).

F. Approval of Exclusion from 2027 BMO Workers' Compensation Coverage.

VI. GENERAL MATTERS

A. Consider adoption of 2027 Annual Administrative Resolution (enclosure).

B. Consider approval of Notice to Electors Pursuant to § 32-1-809, C.R.S. (enclosure).

C. Consider Resolution Calling May 4, 2027 TABOR 5.25% Waiver and Director Election and Ratifying All Previous Action (enclosure).

D. Consider Updated Engagement Letter with WBA, PC (Updated Administrative Fee Provision) (enclosure)

VII. OTHER BUSINESS

VIII. ADJOURNMENT

The next regular meeting is scheduled for November 17, 2026 at 11:00 a.m.