

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, September 22, 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/235145826896471?p=BJ6wiRoXUzgU9uvKV4>

To attend via telephone, dial 612-213-1012, and enter Conference ID: 370 532 602#

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 July 28, 2026 Regular Meeting (enclosure).

II. FINANCIAL MATTERS

- A. Review and consider approval of payment of claims (enclosure).
- B. Review and consider acceptance of the Schedule of Cash Position and Property Tax Schedule (enclosure).
- C. Review and consider acceptance of the 2025 Audit (enclosure).

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.
- 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]; Status of Operational Cost Analysis and Fee Amount Determination.

IV. DIRECTOR MATTERS

V. MANAGER MATTERS

- A. Review and consider approval of Schedio Engineer's Report and Verification of Costs No. 1 (enclosure).
- B. Review and consider approval of Sports Key proposal (enclosure).
- C. Review and consider approval of Facility Use Agreement, Sports Field Team Practice Use Policy, and Park Use Permit Application (enclosures).

VI. LEGAL MATTERS

VII. OTHER BUSINESS

- A. Confirmation for November 17, 2026 Budget Hearing Meeting.

VIII. ADJOURNMENT

The next regular meeting is scheduled for October 27, 2026 at 11:00 a.m.