

# 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, May 26, 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/218987033032389?p=VgcrbiaA9EAYKud32z>

To attend via telephone, dial 612-213-1012, and enter Conference ID: 734 222 249#

| <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 April 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 (enclosures).

- C. Update on 2025 Audit.

**III. COMMUNITY RECREATION CENTER**

- A. Discuss Park and Recreation Center Capital Development Fee (Developer Imposed-Builder Paid Fee) and Transition of Fee as District No. 3 Imposed Park and Recreation Center Capital Development Fee.
- 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**

**VI. LEGAL MATTERS**

- A. Review and discuss Amendment to the FAWWA Amended and Restated Establishment IGA to add Prairie Ridge Metropolitan Districts to FAWWA membership.
- B. Discuss District No. 3 Imposition of the Sand Creek Channel Drainage Improvement Fee in lieu of District No.1's Sand Creek Channel Drainage Improvement Fee (2019 Recorded).
- C. Discuss District No. 3 Need for Public Improvement Acquisition and Reimbursement Agreements (PIARA) with Classic SRJ, LLC and Elite Properties of America, Inc.
- D. Discuss District No. 3 Engagement of Schedio Group for Independent Public Infrastructure Cost Certification and Acquisition Report Services Required by PIARA.
- E. Discuss Existing District No. 1 Fee for “water, sewer, open space and streetlight services and facilities”.

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

**The next meeting is scheduled for June 23, 2026 at 11:00 a.m.**