



MINUTES OF THE SPECIAL MEETING OF THE BOARD  
OF DIRECTORS

OF THE

STERLING RANCH COLORADO METROPOLITAN  
DISTRICT NO. 2

Held: Thursday, March 10, 2022, at 5:30 p.m. at The Overlook,  
7853 Piney River Ave, Littleton, CO 80125.

The special meeting of the Board of Directors of the Sterling Ranch Colorado Metropolitan District No. 2 was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors having confirmed their qualifications to serve on the Board, were in attendance:

Matt Collins, President/Chair  
Diane H. Smethills, Assistant Secretary  
Marissa Goldberg, Assistant Secretary  
Joey Halligan, Assistant Secretary

Absent: Janeen A. McDonald, Treasurer; all director absences are deemed excused unless otherwise specified.

Also in attendance were:

Denise Hogenes, CAB and District No. 2 General Manager  
Cameron Richards, CAB and District No. 2 General Counsel

**Call to Order**

Director Collins noted that a quorum of the Board was in attendance and the Directors confirmed their continuing qualification to serve on the Board. The meeting was called to order at 5:30 p.m.

**Disclosure Matters**

Mr. Richards advised the Board that pursuant to Colorado law certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board reviewed the agenda for the meeting, following which each Board member disclosed their conflicts of interest, stating the fact and summary nature of any matters, as required under Colorado law, to permit



official action to be taken at the meeting. The Board determined that the participation of the members in attendance was necessary to obtain a quorum or otherwise enable to Board to act. Mr. Richards reported that disclosures of potential conflicts of interest for the directors had been filed with the Secretary of State's office at least 72 hours prior to this meeting. No additional conflicts were disclosed at this time.

**Pledge of Allegiance** Director Collins led the meeting with the Pledge of Allegiance.

**Public Comment** Director Collins opened the public comment period. No public comment was offered at this time. Director Collins closed public comment.

**Administrative Matters**

**Agenda** The Board reviewed the agenda. The Board approved the agenda as amended upon motion made, second and by unanimous vote.

**Approval of Minutes** The minutes of the January 25, 2022, special meeting were presented for review. Upon motion, second, and by unanimous vote, the January 25, 2022, minutes were approved as presented.

**Finance Matters**

**Subdistrict Funding Agreement** Mr. Richards presented the draft Intergovernmental Agreement Re: Sterling Ranch Colorado Metropolitan District No. 7 Subdistrict A And Subdistrict B Operations and Funding Obligations by and between the respective Sterling Ranch Colorado Metropolitan Districts to include the Sterling Ranch Colorado Metropolitan District No. 7 Subdistrict A and Subdistrict B (the "Subdistricts") to the Sterling Ranch Community Authority Board Establishing Agreement (the "CABEA"). The Subdistricts were formed in 2021 by District No. 7 to enable different mill levies to be set based on the level of service provided to differing commercial properties such as multi-family and traditional commercial properties.

The agreement provides that the Subdistricts will function much as a District under the CABEA, specifically that the Subdistricts will pledge their revenues to the CAB and the CAB will, in turn,



perform the operations, maintenance, debt service, and other permitted operations of the Subdistricts on their behalf. The Subdistricts do not receive separate representation on the CAB Board as, pursuant to statute, the Board of each subdistrict is the same as the parent district board. In this case, the District 7 Board is also the Board of the Subdistricts. Were the Subdistricts to receive representation on the CAB Board, District 7 would have a disproportionate share of seats. The intent of the agreement is that the Subdistricts will function essentially the same as a District within the greater CAB structure. Following discussion, the Board approved as presented upon motion, second and by unanimous vote.

**Audit Engagement Letter**

Mr. Richards presented the audit engagement letter for Haynie and Company for Board approval. Following discussion, the Board approved as presented upon motion, second and by unanimous vote.

**2022 Election**

**Election Update**


Ms. Hogenes reviewed the upcoming election process and community messaging. Ms. Hogenes noted that the Board has two seats up for election and had four candidates submit self-nomination forms. There will be a Meet the Candidates held at the Overlook on March 21 and 23. No action taken.

**Other Business**

There was no other business brought before the Board at this time.

**Adjournment**

There being no further business to come before the Board, upon motion made, second and by unanimous vote, the meeting was adjourned at 5:59 p.m.

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Secretary for the Meeting