



IS IT YOUR TIME TO GET INVOLVED?

Is it your time to get involved? The Sterling Ranch Colorado Metropolitan District No. 3 Board wants to appoint two new members to its Board of Directors. Do you have an interest in your community's governance process, or do you have a person in mind who you'd like to represent you and your fellow homeowners? If so, please keep reading.

Before you consider serving or asking someone else to represent the community, it's a good idea to understand the following:

1. The governance structure of Sterling Ranch,
2. The qualifications to serve as a Board member,
3. The responsibilities and time commitments required of a District Board Member, and
4. How Boards of Directors are appointed.

GOVERNANCE STRUCTURE

Sterling Ranch is governed by seven Metropolitan Districts which appoint district representatives to the Sterling Ranch Community Authority Board (CAB). Property within Sterling Ranch is intended to be included in one of seven metropolitan districts, known as the Sterling Ranch Colorado Metropolitan Districts (SRCMDs) Nos. 1 - 7. These Districts are financing districts that exist to account for and transfer property tax and other revenues to the CAB to fund capital costs and operation and maintenance costs of public improvements within the Sterling Ranch community. The Districts are responsible for the underlying multi-fiscal year financial obligations which pay for these capital and operations and maintenance costs.

The CAB is a public authority that serves as the operating entity responsible for the development, construction, and operations and maintenance of public improvements within Sterling Ranch. The CAB is funded by the revenue transfers generated by the SRCMD financing districts.

QUALIFICATIONS TO SERVE AS A DISTRICT BOARD MEMBER

SRCMD and CAB board members hold public office and are fiduciaries to the citizens within the CAB and District boundaries. They are public servants who must, at all times, act in the best interests of the District they represent and its constituency and not for personal or third-party gain or financial enrichment.

To be qualified to serve on a District board, you must be an "eligible elector":

1. Be registered to vote in Colorado and
2. Be a resident of the District (in this case SRCMD No. 3);

or

Be the owner (or spouse/civil union partner of a owner) of taxable real or personal property situated within the boundaries of the District;

or

Be a person (or spouse/civil union partner of a person) who is obligated to pay taxes under a contract to purchase taxable property within the District.

Those who don't meet the above qualifications are not eligible to serve on the Board of Directors for either the SRCMD or CAB. [Click here for the SRCMD boundary map.](#)



RESPONSIBILITIES & TIME COMMITMENTS

The SRCMD Boards currently meet as-needed for less-than 1 hour per meeting. Many months, the SRCMD Boards have no business. Therefore, no meeting is conducted.

The CAB currently meets monthly for 2-3 hours per meeting. In some cases, additional time is dedicated to serving as a Board Member on a CAB Board appointed committee(s) that meet once per month for 1-2 hours per meeting.

Holding a public office on the SRCMD and/or the CAB requires participation at community events and preparation for Board and committee meetings. Board Members will be responsible to know and understand the Sterling Ranch Governing Documents, prepare for and attend all SRCMD No. 3 Board Meetings (and CAB meetings, if appointed to the CAB), and be available to visit with citizens at public community events. Total time per month is approximately 5-10 hours.

Note: The time commitment outlined above reflects the CAB’s operations for its order of business as is currently in place. Please reference the respective SRCMD Service Plan or Sterling Ranch Community Authority Board Second Amended and Restated Establishment Agreement (CABEA) to learn more about the Districts, the CAB and responsibilities of the Boards of Directors.

BOARD MEMBER SELECTION

Currently, there are two vacancies on SRCMD No. 3. The Board of Directors for SRCMD No. 3 may appoint two qualified electors to serve on SRCMD No. 3 Board until the next regular election in May 2022.

CAB BOARD OF DIRECTORS SELECTION

CAB board members are appointed by each SRCMD Board of Directors. In this instance, the SRCMD No. 3 Board anticipates selecting one of the two newly appointed individuals to serve as an alternate director to the CAB Board, as a representative for SRCMD No. 3.

DIRECTOR APPLICATION FORMS

Now is your time to act! If you or someone you know is interested and would be an excellent representative of SRCMD No. 3, please complete the “Director Application Form” and return it with the requested materials to info@sterlingranchcab.com. Time is of the essence, director application forms are due at the close of business on June 28, 2021.

If you have additional questions regarding this opportunity, please contact Director of Community Experience and Resident Support, Sue Santos at sue.santos@sterlingranchcab.com or (720) 470-3356.

Please consider making the commitment to volunteer your time and talent to this wonderful community. Your fellow residents are counting on you!

Sue Santos, CMCA, PCAM
Director of Community Experience and Resident Support

Denise Hogenes, CMCA, AMS, PCAM
General Manager