



SKY RANCH COMMUNITY AUTHORITY BOARD  
("CAB")

2001 16<sup>th</sup> St., Suite 1700

Denver, CO 80202

Tel: 303-779-5710

Fax: 303-779-0348

<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** February 13, 2026  
**TIME:** 8:30 a.m.  
**LOCATION:** Pure Cycle Corporation  
34501 E. Quincy Avenue  
Building 1, Suite D  
Watkins, CO 80137

AT LEAST ONE INDIVIDUAL, INCLUDING CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB WILL BE PHYSICALLY PRESENT AND WILL ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

<https://teams.microsoft.com/meet/22956812504301?p=XjMvVePtXYrvR367M5>

To attend via telephone, dial 720-547-5281 and enter Conference ID:  
Phone Conference ID: 724 717 497#

<b><u>Board of Director</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Mark Harding	President (Representing MD1 and MD6)	May 2027
Joe Knopinski	Vice President (Representing MD5)	May 2029
Marc Spezialy	Treasurer (Representing MD5)	May 2027
Scott E. Lehman	Secretary (Representing MD3)	May 2027
Dirk Lashnits	Assistant Secretary (Representing MD5)	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.

## II. CONSENT AGENDA

- A. Approve Minutes from January 9, 2026 Regular Meeting (enclosure).

## III. PUBLIC COMMENT

- A. Public Comment.  
(Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not listed as public hearings on the agenda. Comments will be limited to three (3) minutes per person).

## IV. FINANCIAL MATTERS

- A. Consider approval and/or ratification of payables through February 6, 2026 in the amount of \$790,536.15 (enclosure).
- B. Review and consider acceptance of December 31, 2025 Unaudited Financial Statements, December 31, 2025 Schedule of Cash Position updated as of February 5, 2026, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).

## V. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Engineer's Report (enclosure).
- C. Consider approval of Task Order No. 40 to the Master Services Agreement ("MSA") with KT Engineering for landscape and dry utility staking in Filing 6 in the amount of \$5,595.
- D. Consider approval of Task Order No. 41 to the MSA with KT Engineering for design revision staking in Filing 7 in the amount of \$5,290.
- E. Consider approval of Task Order No. 42 to the MSA with KT Engineering for utility staking in Filing 9 in the amount of \$6,450.
- F. Review and consider acceptance of Cost Certification No. 24 in the amount of \$977,349.25 (enclosure).
- G. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- H. Phase II (Filing No. 4) Construction Matters:
  - 1. **Grading/Earthwork:**
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - i. None
    - b. Concrete/Striping/Signage
      - i. None

- 5. **Landscape:**
  - a. None.
- 6. **Fencing:**
  - a. None.
- I. Phase II (Filing No. 5) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None.
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - i. None
    - b. Concrete/Striping/Signage
      - i. None
  - 5. **Landscape:**
    - a. None
  - 6. **Fencing:**
    - a. None.
- J. Phase II (Filing No. 6) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**
    - a. None
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 22 to the Erosion Control Contract with Pure Cycle in the amount of \$19,643.15.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt  
None.
    - b. Concrete/Striping/Signage
  - 5. **Landscape:**
    - a. Consider approval of Change Order No. 2 to the Landscape Installation Contract with Landwise for boring, sleeving and irrigation in the amount of \$1,774.84.
    - b. Consider approval of Pay Application No. 5 to the Landscape Installation Contract with Landwise in the amount of \$29,640.84.
  - 6. **Fencing:**
    - a. Consider approval of Change Order No. 2 to the Fencing Installation Contract with Denco for fencing along 6<sup>th</sup> Ave. walkways in the amount of \$3,642.50.
    - b. Consider approval of Pay Application No. 6 to the Fencing Installation Contract with Denco in the amount of \$3,642.50
- K. Phase II (Filing No. 7) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**

- a. Consider approval of Pay Application No. 10 to the Construction Contract with PEI in the amount of \$296,976.16.
3. **Erosion Control:**
  - a. Consider approval of Pay Application No. 10 to the Erosion Control Contract with Pure Cycle in the amount of \$45,278.14.
4. **Roadway Improvements:**
  - a. Paving/Asphalt
  - b. Concrete/Striping/Signage  
None.
5. **Landscape:**
  - a. None.
6. **Fencing:**
  - a. None.

## **VI. LEGAL MATTERS**

- A. Executive Session (if needed).

## **VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS**

- A. Community Manager's Update (enclosure).
- B. Accounts Receivable Report (enclosure).
- C. CAC Report.

## **VIII. OTHER BUSINESS**

- A. Confirm quorum for March 13, 2026, Regular Meeting at 8:30 a.m.

## **IX. ADJOURNMENT**

### **Informational Enclosures:**

Monthly summary of website usage (January 2026).

**The next regular meeting is scheduled for March 13, 2026, at 8:30 a.m.**