



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:** December 12, 2025

**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/l/meetup-join/19%3ameeting\\_YWQ0OTJjMTgtNTcwOS00ZTdJLThlZjltZWY4ZTdmY2Y1NWNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227b9a9cbe-d14b-4a7e-9aa9-2ec121c95f66%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWQ0OTJjMTgtNTcwOS00ZTdJLThlZjltZWY4ZTdmY2Y1NWNj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227b9a9cbe-d14b-4a7e-9aa9-2ec121c95f66%22%7d)

To attend via telephone, dial 720-547-5281 and enter Conference ID:  
Phone Conference ID: 619 669 19#

**Board of Director**

Mark Harding  
Joe Knopinski  
Marc Spezialy  
Scott E. Lehman  
Dirk Lashnits

**Office**

President (Representing MD1)  
Vice President (Representing MD5)  
Treasurer (Representing MD5)  
Secretary (Representing MD3)  
Assistant Secretary (Representing MD5)

**Term Expires**

May 2027  
May 2029  
May 2027  
May 2027  
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. Acknowledge appointment of Director representing Sky Ranch Metropolitan District No. 6.

**II. CONSENT AGENDA**

- A. Approve Minutes from November 14, 2025 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 December 5, 2025 in the amount of \$1,574,963.48 (enclosure).
- B. Review and consider acceptance of September 30, 2025 Schedule of Cash Position updated as of November 30, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).

**V. CONSTRUCTION MATTERS**

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task order No. 19 to the Master Services Agreement ("MSA") with CTL Thompson for COMT for Carrie Street in Filing #9 in the amount of \$24,335.00.
- C. Consider approval of Task Order No. 20 to the MSA with CTL Thompson for COMT for E. 10<sup>th</sup> Ave. in Filing 9 in the amount of \$18,530.00.
- D. Engineer's Report (enclosure).
- E. Review and consider acceptance of Cost Certification No. 22 in the amount of \$1,543,974.48 (enclosure).
- F. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- G. Phase II (Filing No. 4) Construction Matters:
  - 1. Grading/Earthwork:**
  - 2. Drainage and Utilities:**
    - a. None.
  - 3. Erosion Control:**
    - a. Consider approval of Pay Application No. 15-RET to the Erosion Control Contract with Pure Cycle in the amount of \$20,455.58.
  - 4. Roadway Improvements:**

- a. Paving/Asphalt
      - i. None
    - b. Concrete/Striping/Signage
      - i. None
  - 5. **Landscape:**
    - a. Consider approval of Pay Application No. 29-RET to the Landscape Installation Contract with CDI in the amount of \$114,686.63.
  - 6. **Fencing:**
    - a. None.
- H. 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. Consider approval of Pay Application No. 5-RET to the Fencing Installation Contract with Pure Cycle in the amount of \$14,951.26.
- I. 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. 20 to the Erosion Control Contract with Pure Cycle in the amount of \$15,097.40.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - None.
    - b. Concrete/Striping/Signage
  - 5. **Landscape:**
    - a. Consider approval of Pay Application No. 3 to the Landscape Installation Contract with Landwise in the amount of \$38,601.62.
  - 6. **Fencing:**
    - a. None
- J. Phase II (Filing No. 7) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**

- a. Consider approval of Change Order No. 20 to the Construction Contract with PEI 16" Waterline 10<sup>th</sup> Street in the amount of \$117,213.17.
- b. Consider approval of Change Order No. 21 to the Construction Contract with PEI for irrigation sleeving for Pulte in the amount of \$1,158.00.
- c. Consider approval of Change Order No. 22 to the Construction Contract with PEI for installation of field change for non-potable water in the amount of \$0.
- d. Consider approval of Pay Application No. 8 to the Construction Contract with PEI in the amount of \$1,029,652.63.
- 3. **Erosion Control:**
  - a. Consider approval of Change Order No. 2 to the Erosion Control Contract with Pure Cycle for sediment basin fill work (part 2) in the amount of \$66,766.21.
  - b. Consider approval of Pay Application No. 8 to the Erosion Control Contract with Pure Cycle in the amount of \$76,831.45.
- 4. **Roadway Improvements:**
  - a. Paving/Asphalt
  - b. Concrete/Striping/Signage  
None.
- 5. **Landscape:**
  - a. None.
- 6. **Fencing:**
  - a. None.

## **VI. LEGAL MATTERS**

- A. Acknowledge First Amendment to Second Amended and Restated Sky Ranch Community Authority Board Establishment Agreement.
- B. Discuss and consider approval of Phase 3 Facilities Funding and Acquisition Agreement between the CAB and Pure Cycle Corporation.
- C. Executive Session (if needed).

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

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

## **VIII. OTHER BUSINESS**

- A. Confirm quorum for January 9, 2026, Regular Meeting at 8:30 a.m.

## **IX. ADJOURNMENT**

### **Informational Enclosures:**

Monthly summary of website usage (November 2025).

**The next regular meeting is scheduled for January 9, 2026, at 8:30 a.m.**