



SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

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Denver, CO 80202

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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: January 9, 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_Y2RiY2E1YjYtNzgyNC00Yzk0LTk1YTAaNjNmYTdlNDNmM2Q2%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: 336 725 123#

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, posting of meeting notices and designate 24-hour posting location.

II. CONSENT AGENDA

- A. Approve Minutes from December 12, 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 January 5, 2026 in the amount of \$808,268.29 (enclosure).
- B. Review and consider acceptance of September 30, 2025 Schedule of Cash Position updated as of December 31, 2025, 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. Review and consider acceptance of Cost Certification No. 23 in the amount of \$2,289,834.96 (enclosure).
- D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
None.
- E. 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.
- F. 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. Consider approval of Pay Application No. 16-RET to the Landscape Installation Contract with Landwise in the amount of \$0.
 - 6. **Fencing:**
 - a. None.
- G. Phase II (Filing No. 6) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None
 - 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 34 to the Construction Contract with PEI for 1.5% bond credit in the amount of -\$2,227.67.
 - b. Consider approval of Pay Application No. 19 to the Construction Contract with PEI in the amount of \$0.
 - 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 21 to the Erosion Control Contract with Pure Cycle in the amount of \$6,644.30.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
None.
 - b. Concrete/Striping/Signage
 - 5. **Landscape:**
 - a. Consider approval of Pay Application No. 4 to the Landscape Installation Contract with Landwise in the amount of \$74,744.27.
 - 6. **Fencing:**
 - a. None
- H. Phase II (Filing No. 7) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None
 - 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 23 to the Construction Contract with PEI for 10th Ave. sanitary sewer re-design in the amount of \$0.
 - b. Consider approval of Change Order No. 24 to the Construction Contract with PEI for material haul to fill sediment basin in the amount of \$0.

- c. Consider approval of Pay Application No. 9 to the Construction Contract with PEI in the amount of \$482,518.51.
- 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 9 to the Erosion Control Contract with Pure Cycle in the amount of \$32,020.47.
- 4. **Roadway Improvements:**
 - a. Paving/Asphalt
 - b. Concrete/Striping/Signage
 - None.
- 5. **Landscape:**
 - a. None.
- 6. **Fencing:**
 - a. None.

VI. LEGAL MATTERS

- A. Update regarding ability to waive covenant enforcement fees and fines.
- B. Executive Session (if needed).

VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

VIII. OTHER BUSINESS

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

IX. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (December 2025).

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