



SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

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<https://SkyRanch.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: October 10, 2025
TIME: 8:00 a.m. *or as soon thereafter*
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_NjZmNDFiYWEtYjViNi00Nzc3LWFjOWItZWl4OTZiZWNhNzhj%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: 234 114 034#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (Representing MD1)	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 the September 12, 2025 Regular Meeting (enclosure).
- B. Consider ratification of payables through September 5, 2025 in the amount of \$811,783.26 (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 October 3, 2025 in the amount of \$1,067,447.19 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position updated as of September 30, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).
- C. Review and discuss the need for a 2025 Budget Amendment (*First Reading*) (if necessary).
- D. Review and discuss the draft 2026 Budget (*First Reading*) (enclosure).

V. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task Order No. 38 to the Master Services Agreement ("MSA") with KT Engineering for staking for dry utilities and grade revisions in an amount not to exceed \$10,640.
- C. Consider approval of Task Order No. 39 to the MSA with KT Engineering for staking plan revisions in an amount not to exceed \$5,310.
- D. Consider approval of Task Order No. 9 to the MSA with Westwood for Monaghan widening and roundabout engineering in an amount not to exceed \$47,500.
- E. Engineer's Report (enclosure).
- F. Authorize The Connexion Group to inspect Filing 4 Landscape Improvements

- prior to final acceptance.
- G. Accept Infrastructure Acquisition Report for Filing 5 Landscape Improvements as of August 8, 2025 (enclosure).
- H. Review and consider acceptance of Cost Certification No. 20 in the amount of \$2,757,312.84 (enclosure).
- I. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
None.
- J. 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. Consider approval of Pay Application No. 28 to the Landscape Construction Contract with Consolidated Divisions Inc. in the amount of \$6,585.97.
 6. **Fencing:**
 - a. None.
- K. 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
- L. Phase II (Filing No. 6) Construction Matters:
1. **Grading/Earthwork:**
 - a. None
 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 32 to the Construction Contract with PEI for striping patched sections of asphalt throughout Filing 5. in the amount of \$410.00.

- b. Consider approval of Pay Application No. 16 to the Materials Contract with PEI in the amount of \$199,453.25.
 - 3. **Erosion Control:**
 - a. Consider approval of Change Order No. 3 to the Erosion Control Contract with Pure Cycle for added monthly maintenance budget and added BMP's in the amount of \$163,598.00.
 - b. Consider approval of Pay Application No. 18 to the GESC Contract with Pure Cycle Corporation in the amount of \$58,521.43.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
None.
 - b. Concrete/Striping/Signage
 - 5. **Landscape:**
 - a. Consider approval of Pay Application No. 1 to the Landscape Installation Contract with Landwise in the amount of \$80,357.79.
 - 6. **Fencing:**
 - a. None
- M. Phase II (Filing No. 7) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None
 - 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 10 to the Construction Contract with PEI for installing remaining dry utility sleeves prior to roadway paving in the amount of \$58,722.37.
 - b. Consider approval of Change Order No. 11 to the Construction Contract with PEI for purchasing 25 meter seters due to design changes in the amount of \$6,612.50.
 - c. Consider approval of Change Order No. 13 to the Construction Contract with PEI for installing sleeves under existing sidewalk for meter pits in the amount of \$470.58.
 - d. Consider approval of Pay Application No. 6 to the Construction Contract with PEI in the amount of \$395,921.16.
 - 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 6 to the Erosion Control Contract with Pure Cycle in the amount of \$10,664.70.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
 - b. Concrete/Striping/Signage
None.
 - 5. **Landscape:**
 - a. None.
 - 6. **Fencing:**
 - a. None.

VI. LEGAL MATTERS

- A. Accept conveyance of the following tracts from PCY Holdings, LLC to the CAB (enclosures):

1. Tracts C, D, E, F, G, H, I, J, K, L, M, N, and O, Sky Ranch Subdivision Filing No. 4, recorded August 18, 2021, under Reception No. E1129006, County of Arapahoe, State of Colorado;
2. Tracts A, B, C, D, E, F, G, H, I, J, K, L, and M, Sky Ranch Subdivision Filing No. 5, recorded February 27, 2023, under Reception No. E3011603, County of Arapahoe, State of Colorado;
3. Tracts A, B, C, D, E, F, I, J, K, L, and M, Sky Ranch Subdivision Filing No. 6, recorded September 26, 2023, under Reception No. E3066265, County of Arapahoe, State of Colorado;
4. Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O, Sky Ranch Subdivision Filing No. 7, recorded November 26, 2024, under Reception No. E4078067, County of Arapahoe, State of Colorado; and
5. Tract A, Sky Ranch Subdivision Filing No. 8, recorded November 21, 2024, under Reception No. E4076701, County of Arapahoe, State of Colorado.

B. Executive Session (if needed).

VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).
- B. Accounts Receivable Report (enclosure).
- C. Consider approval of Winter 2025 – 2026 Snow Control Agreement with Landwise, LLC (enclosure).
- D. Consider approval of proposal from Landwise, LLC for October 2025 through August 5, 2026 landscape maintenance for Filing No. 5, in the amount of \$33,940 (11 months x \$3,085.45 per month) (enclosure).
- E. Consider approval of proposal from Landwise, LLC for October 2025 through December 31, 2026 landscape maintenance for Filing Nos. 1-4 (to be distributed).
- F. Consider approval of Work Order #120961 from Keesen Landscape Management, Inc. for 2025 Holiday Lights in the amount of \$15,856.26 (enclosure).
- G. Consider approval of Work Order #123224 from Keesen Landscape Management, Inc. for 2025 Holiday Lighting for Apollo and Polaris Parks in the amount of \$8,830.23 (enclosure).
- H. Consider approval of Work Order #120962 from Keesen Landscape Management, Inc. for 2025 Additional Holiday Lights in the amount of \$9,860.22 (enclosure).

VIII. OTHER BUSINESS

- A. Confirm quorum for November 14, 2025 Regular Meeting at 8:30 a.m.

IX. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (September 2025).

The next regular meeting is scheduled for November 14, 2025 at 8:30 a.m. (second reading of budget).