



SKY RANCH METROPOLITAN DISTRICT NO. 3
("District")

2001 16th St., Suite 1700

Denver, CO 80202

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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: November 14, 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 DISTRICT 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 DISTRICT 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_MTY4YjJkNGUtYmM4Zi00YTQ1LThmNGItZjFlZjA2NjE2MWU0%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: 163 253 841#

Board of Directors

Mark Harding
Marc Spezialy
Scott Lehman
Joe Knopinski
Dirk Lashnits

Office

President
Treasurer
Secretary
Assistant Secretary
Assistant Secretary

Term Expires

May 2027
May 2027
May 2027
May 2029
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. Public Comment.
Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.
- E. Review and consider approval of minutes from the June 13, 2025 special meeting and the October 10, 2025 annual meeting (enclosures).
- F. Discuss business to be conducted in 2026 and location (**virtual and/ or physical**) of meetings. Schedule regular Board meetings and consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure).
- G. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (Transparency Notice).
- H. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2025 (Annual Map Filing).
- I. Authorize renewal of District's insurance (property and liability and workers' compensation) and discuss changes needed to property schedule, if any (enclosure).
- J. Authorize renewal of Special District Association (SDA) membership for 2026.
- K. Review and acknowledge approval of CLA Statement(s) of Work for 2026 accounting and management services.

II. FINANCIAL MATTERS

- A. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget.
- B. Conduct Public Hearing on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money, and Resolution to Set Mill Levies (enclosures – Draft Budget and Resolutions).
- C. Discuss and consider adoption of Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (enclosure).
- D. Discuss and consider adoption of Resolution Authorizing Imposition of the Regional Improvements Mill Levy in Accordance with the Service Plan (enclosures).

- E. Authorize District Accountant to prepare the DLG-70 Certification of Tax Levies form and Mill Levy Public Information form (“Certification”) for certification to the Board of County Commissioners and other interested parties.
- F. Discuss statutory requirements for an audit. Consider approval of the engagement with Haynie & Co. to prepare the 2025 Audit (enclosure).
- G. Consider appointment of District Accountant to prepare 2027 Budget.

III. LEGAL MATTERS

- A. Discuss HB25-1090 compliance related to professional services provider engagements.

IV. OTHER BUSINESS

V. ADJOURNMENT

There are no more regular meetings scheduled for 2025.