



SKY RANCH COMMUNITY AUTHORITY BOARD  
("CAB")

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

Denver, CO 80202

Tel: 303-779-5710

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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** November 14, 2025  
**TIME:** 8:30 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\\_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](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 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. Discuss business to be conducted in 2026 and schedule regular Board meetings. Consider adoption of Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosure). Appoint representative to post notices within the District.
- E. Schedule 2026 Annual Meeting.
- F. Discuss requirement of Section 31-1-809, C.R.S. and direct staff regarding compliance for 2026 (Transparency Notice).
- G. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2025 (Annual Map Filing).
- H. Review and consider approval of Property and Liability Coverage renewal for 2026. Discuss changes needed to property schedule (if any) (to be distributed).
- I. Review and consider approval of workers' compensation coverage for 2026.
- J. Review and consider approval of CLA Statements of Work for 2026 (enclosures).
- K. Review and acknowledge CLA Cash Access Policy (enclosure).

## **II. CONSENT AGENDA**

- A. Approve Minutes from the October 10, 2025 Special Meeting and the October 10, 2025 Statutory Annual Meeting (enclosures).
- B. Ratify Work Order #120961 from Keesen Landscape Management, Inc. for 2025 Holiday Lights (enclosure).
- C. Ratify Work Order #123224 from Keesen Landscape Management, Inc. for 2025 Holiday Lighting for Apollo and Polaris Parks (enclosure).
- D. Ratify Work Order #120962 from Keesen Landscape Management, Inc. for 2025 Additional Holiday Lights (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 November 7, 2025 in the amount of \$1,097,897.68 (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. Conduct Public Hearing to consider amendment of the 2025 Budget. If necessary, consider adoption of Resolution to Amend the 2025 Budget (enclosure).

- D. Conduct Public Hearing (Second Reading) on the proposed 2026 Budget and consider adoption of Resolution to Adopt the 2026 Budget and Appropriate Sums of Money (enclosures).
- E. Consider approval of engagement with Haynie & Co. to prepare 2025 Audit (enclosure).
- F. Consider appointment of District Accountant to prepare 2027 Budget.

## V. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Engineer's Report (enclosure).
- C. Review and consider acceptance of Cost Certification No. 21 in the amount of \$1,609,751.93 (enclosure).
- D. Consider final acceptance of Filing 4 Landscape Improvements and authorize notification of retainage release to CDI.
- E. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- F. 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.
- G. 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 Change Order No. 8 to the Landscape Installation Contract with Landwise for deduction of remaining monthly maintenance contract in the amount of \$0.
- 6. **Fencing:**
  - a. None
- H. Phase II (Filing No. 6) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**
    - a. Consider approval of Change Order No. 33 to the Construction Contract with PEI for additional stop and street signage needed in Filing 5. in the amount of \$655.00.
    - b. Consider approval of Pay Application No. 17 to the Construction Contract with PEI in the amount of \$-17,429.71.
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 19 to the Erosion Control Contract with Pure Cycle in the amount of \$17,240.60.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt  
None.
    - b. Concrete/Striping/Signage
  - 5. **Landscape:**
    - a. Consider approval of Change Order No. 1 to the Landscape Installation Contract with Landwise for additional costs incurred to grade the park rough grade in the amount of \$0.
    - b. Consider approval of Pay Application No. 2 to the Landscape Installation Contract with Landwise in the amount of \$2,853.60.
  - 6. **Fencing:**
    - a. Consider approval of Change Order No. 1 to the Fencing Installation Contract with Denco for addition of 150 LF of Vinyl Fence Installation in Filing 5 in the amount of \$0.
- I. Phase II (Filing No. 7) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**
    - a. Consider approval of Change Order No. 14 to the Construction Contract with PEI for installation of wet utilities for 10<sup>th</sup> Ave. in Sky Ranch Academy Plat in the amount of \$230,325.49.
    - b. Consider approval of Change Order No. 15 to the Construction Contract with PEI for installation of wet utilities for roundabout in Sky Ranch Academy Plat in the amount of \$177,397.96.
    - c. Consider approval of Change Order No. 16 to the Construction Contract with PEI for installation of non-potable water for N. Carrie St. in Sky Ranch Academy Plat in the amount of \$16,340.92.
    - d. Consider approval of Change Order No. 17 to the Construction Contract with PEI for material purchase of meter sets and sigma meter pits in the amount of \$32,639.20.

- e. Consider approval of Change Order No. 18 to the Construction Contract with PEI for demolishing and relocating mid-block ADA ramp in Filing 5 in the amount of \$2,006.60.
- f. Consider approval of Change Order No. 19 to the Construction Contract with PEI for relocating excess dirt from within Right of Way to pond area in the amount of \$0.
- g. Consider approval of Pay Application No. 7 to the Construction Contract with PEI in the amount of \$455,813.18.
- 3. **Erosion Control:**
  - a. Consider approval of Pay Application No. 7 to the Erosion Control Contract with Pure Cycle in the amount of \$12,140.05.
- 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).
- B. Discuss HB25-1090 compliance related to professional services provider engagements.
- C. Discuss financing and construction of regional improvements and potential contributions from other developments.
- D. Discuss and consider approval of First Amendment to Phase 2 Facilities Funding and Acquisition Agreement between the CAB and Pure Cycle Corporation.

## VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosure).
- B. Accounts Receivable Report (enclosure).
- C. Review and consider approval of proposal for 2026 landscape maintenance from Landwise for Sky Ranch CAB Filing 1 in the amount of \$106,674.00 (enclosure).
- D. Review and consider approval of proposal for 2026 landscape maintenance from Landwise for Sky Ranch CAB Filing 4 in the amount of \$51,332.00 (enclosure).
- E. Review and consider approval of Winter 2025-2026 Snow Control Agreement for Sky Ranch CAB Filing 5 (enclosure).
- F. Discuss potential New CAC Member.

## VIII. OTHER BUSINESS

- A. Confirm quorum for December 12, 2025 Regular Meeting at 8:30 a.m.

## IX. ADJOURNMENT

### Informational Enclosures:

Monthly summary of website usage (October 2025).

**The next regular meeting is scheduled for December 12, 2025, at 8:30 a.m.**