



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: September 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_Yjk2ZTc4MjgtNDU2OC00MjZiLWEyYjktMWFiZTAxODNkNTM5%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

Meeting ID: 272 780 323 723 5

Passcode: Bx39QD6T

To attend via telephone, dial 720-547-5281 and enter Conference ID:

Phone Conference ID: 633 103 130#

<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 August 8, 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 September 5, 2025 in the amount of \$686,619.76 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of September, 2025, updated as of September, 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. 11 to the Master Services Agreement ("MSA") with LSC for traffic engineering for Filing 7 relotting, roundabout, Monaghan turn lane in an amount not to exceed \$5,000.
- C. Engineer's Report (enclosure).
- D. Review and consider acceptance of Cost Certification No. 19 in the amount of \$839,612.32 (enclosure).
- 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. Consider approval of Pay Application No. 27 to the Landscape Construction Contract with Consolidated Division Inc. in the amount of \$12,331.71.
- 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 Pay Application No. 13 to the Materials Contract with Landwise, LLC in the amount of \$4,834.20.
 - 6. **Fencing:**
 - a. Consider approval of Change Order No. 1 to the Fence Installation Contract with Pure Cycle for install amenity lights, mailbox lights and dog waste stations in the amount of \$68,966.14.
 - b. Consider approval of Pay Application No. 6 to the Fence Installation Contract with Pure Cycle in the amount of \$65,517.83.
- H. Phase II (Filing No. 6) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None
 - 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 26 to the Construction Contract with PEI for installation FES on Southern ES joint on N. Del Rey St. in the amount of \$316.25.
 - b. Consider approval of Pay Application No. 15 to the Materials Contract with PEI in the amount of \$82,198.31.
 - 3. **Erosion Control:**
 - a. Consider approval of Change Order No. 2 to the Erosion Control Contract with Pure Cycle for dismantle pond outfall and backfill sediment basin in the amount of \$43,100.00.
 - b. Consider approval of Pay Application No. 17 to the GESC Contract with Pure Cycle Corporation in the amount of \$68,562.93.

4. **Roadway Improvements:**
 - a. Paving/Asphalt
None.
 - b. Concrete/Striping/Signage
 5. **Landscape:**
 - a. None.
 6. **Fencing:**
 - a. Consider approval of Pay Application No. 1 to the Fence Installation Contract with Denco in the amount of \$75,155.00.
- I. Phase II (Filing No. 7) Construction Matters:
1. **Grading/Earthwork:**
 - a. None
 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 7 to the Construction Contract with PEI for installation of saddle wyes with epoxy glue on sewer mains in the amount of \$919.03.
 - b. Consider approval of Change Order No. 8 to the Construction Contract with PEI for installation of additional irrigation sleeve added to 3rd Ave. in the amount of \$1,256.75.
 - c. Consider approval of Change Order No. 9 to the Construction Contract with PEI for additional base course on N. Del Ray St. due to design change in the amount of \$52,305.82.
 - d. Consider approval of Pay Application No. 5 to the Construction Contract with PEI in the amount of \$208,029.77.
 3. **Erosion Control:**
 - a. Consider approval of Change Order No. 1 to the Erosion Control Contract with Pure Cycle for dismantle pond outfall and backfill sediment basin in the amount of \$12,930.00.
 - b. Consider approval of Pay Application No. 5 to the Erosion Control Contract with Pure Cycle in the amount of \$18,280.85.
 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 Operation and Maintenance Fee and Alley Lot Fee for Filing 7.

VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

- C. Discussion regarding email to residents regarding the process for collection of delinquent fees.

VIII. OTHER BUSINESS

- A. Confirm quorum for October 10, 2025 Regular Meeting at 8:30 a.m.

IX. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (August 2025).

The next regular meeting is scheduled for October 10, 2025 at 8:30 a.m.