



SKY RANCH METROPOLITAN DISTRICT NO. 6
("District")

2001 16th St., Suite 1700

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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: December 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 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_YWQ0OTJjMTgtNTcwOS00ZTdJLThlZjltZWY4ZTdmY2Y1NWNj%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: 619 669 19#

Board of Directors

Mark Harding
Dirk Lashnits
Joe Knopinski
Scott Lehman
VACANT

Office

Term Expires

May 2029
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 and consider adoption of Resolution Declaring Intent to Return to Active Status (enclosures).
- E. Consent Agenda.
 - 1. Approve minutes from the December 9, 2022 Organizational Meeting of the District.
 - 2. Ratify adoption of Resolution No. 2022-12-09, *A Resolution of the Board of Directors of Sky Ranch Metropolitan District No. 6 Calling A Regular Election for Directors May 2, 2023.*
 - 3. Ratify adoption of Resolution No. 2024-11-01, *Resolution of the Board of Directors of Sky Ranch Metropolitan District No. 6 Calling A Regular Election within the Sky Ranch Metropolitan District No. 6 to be Conducted as an Independent Mail Ballot Election, Submitting to the Eligible Electors of the District Questions Relating to the Election of Directors and Property Tax Revenue Limits and Approving Other Matters in Connection Therewith,* for the May 6, 2025 election.
 - 4. Ratify approval of filing Application for Exemption from 2022 Audit.
 - 5. Ratify appointment of District Accountant to prepare 2025 and 2026 Budgets
- F. 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.
- G. Discuss results of the May 6, 2025 regular election.
- H. Discuss vacancies on the Board and consider the appointment of eligible elector, Marc Spezialy, to the Board of Directors of the District. Administer Oath of Office.
- I. Consider appointment of officers:

President:
Secretary:
Treasurer:
Assistant Secretary:
Assistant Secretary:

- J. 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 Designation Location for Posting of 24-Hour Notices (enclosure).
- K. Discuss requirements of Section 32-1-809, C.R.S. and direct staff regarding compliance for 2026 (Transparency Notice).
- L. Discuss requirements of Section 32-1-306, C.R.S. and direct staff regarding compliance for 2025 (Annual Map Filing).
- M. Discuss and consider engagement of CliftonLarsonAllen, LLP (“CLA”) for District Management Services and District Accounting Services.
- N. Discuss and authorize renewal of District’s insurance and Special District Association (SDA) membership for 2026.
- O. Review and consider approval of CLA Statement(s) of Work with CliftonLarsonAllen LLP for 2026 accounting and management services (enclosures).

II. FINANCIAL MATTERS

- A. Conduct Public Hearing on the proposed 2025 and 2026 Budgets and consider adoption of Resolution to Adopt the 2025 and 2026 Budgets and Appropriate Sums of Money, and Resolution to Set Mill Levies (enclosures – Draft Budget and Resolutions).
- B. 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.
- C. Discuss statutory requirements for an audit. Consider appointment of District Accountant or engagement of outside accountant to prepare Application for Exemption from Audit for 2025.
- D. Consider appointment of District Accountant to prepare 2027 Budget.

III. LEGAL MATTERS

- A. Discuss and consider approval of First Amendment to the Second Amended and Restated Community Authority Board Establishment Agreement, dated August 13,

2021, between Sky Ranch Metropolitan District Nos. 1, 3 and 5 (the “CABEA”), to add the District as a party to the CABEA pursuant to Section 15.4(a) of the CABEA.

- B. Consider appointment of Board Member to the Sky Ranch Community Authority Board; Consider adoption of Resolution No. 2025-12-____, Resolution of the Board of Directors of Sky Ranch Metropolitan District No. 6 Appointing Member to the Sky Ranch Community Authority Board of Directors.
- C. Inclusion Matters.
 - 1. Consider acceptance of Petition for Inclusion of Real Property consisting of approximately 26 acres owned by PCY Holdings, LLC into the boundaries of the District.
 - 2. Conduct Public Hearing to consider inclusion of approximately 26 acres of property owned by PCY Holdings, LLC.
 - 3. Consider adoption of Resolution No. 2025-12-____, Resolution of the Board of Directors of Sky Ranch Metropolitan District No. 6 for Inclusion of Real Property.
- D. Discuss HB25-1090 compliance related to professional services provider engagements.
- E. Consider authorizing General Counsel to file the Notice of Return to Active Status pursuant to Section 32-1-104(3)(b) C.R.S., with applicable entities.

IV. OTHER BUSINESS

V. ADJOURNMENT

There are no more regular meetings scheduled for the remainder of 2025.