



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD JANUARY 13, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on January 13, 2023 at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 65, Suite A, Watkins, CO 80137. This CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors in Attendance Were:

Mark Harding, President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Director Knopinski was absent and excused.

Also in Attendance Were:

Lisa Johnson, Shauna D’Amato, Celeste Terrell, and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP (“CLA”)
MaryAnn McGeady, Esq.; McGeady Becher P.C.
Stan Fowler (for a portion of the meeting); Independent District Engineering Services, LLC (“IDES”)

**ADMINISTRATIVE
MATTERS**

Ms. Johnson called the meeting to order.

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney McGeady noted that all Directors’ Disclosure Statements were filed. Attorney McGeady requested members of the Board to disclose any potential conflicts of interest regarding any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB’s regular meeting.



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Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the agenda, as amended, and excused the absence of Director Knopinski.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting.

Upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board determined that certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors.

CONSENT AGENDA The Board considered the following item under the Consent Agenda:

- Approve Minutes of the December 9, 2022 Regular Meeting.

Upon a motion duly made by Director Lehman, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Consent Agenda.

PUBLIC COMMENT There were no public comments.

CITIZENS
ADVISORY
COMMITTEE
("CAC") MATTERS

CAC Presentation on Recommendations: None.

FINANCIAL
MATTERS

Schedule of Cash Position as of September 30, 2022, Updated as of January 6, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of September 30, 2022, updated as of January 6, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.



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Payables through January 13, 2023: The Board reviewed the payables through January 13, 2023. Following review, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the payables through January 13, 2023, in the amount of \$1,347,255.66.

CONSTRUCTION MATTERS

Project Manager's Report: Director Lashnits presented the Project Manager's Report and updates.

Task Order No. 12 to the Master Services Agreement ("MSA") with KT Engineering, LLC for School Extension Surveying in the Amount of \$9,230.00: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Task Order No. 12 to the MSA with KT Engineering, LLC for school extension surveying in the amount of \$9,230.00.

Engineers Report: Mr. Fowler presented the Engineer's Report to the Board.

PHASE 1 (FILING NOS. 1, 2 AND 3) CONSTRUCTION MATTERS:

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.



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Roadway Improvements:

Paving/Asphalt:

Pay Application No. 13 to the Paving Contract with Martin Marietta Materials, Inc. in an Amount not to Exceed \$922,919.86: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Paving Contract with Martin Marietta Materials, Inc. in an amount not to exceed \$922,919.86.

Concrete/Striping/Signage:

Pay Application No. 13 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") in the Amount of \$98,235.44: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 13 to the Construction Contract with PEI in the amount of \$98,235.44.

Change Order No. 8 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") to Extend Contract End Date to December 31, 2023 in the Amount of \$0: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Construction Contract with PEI, in the amount of \$0.

Landscape:

Pay Application No. 3 to the Landscape Installation Contract with Consolidated Divisions, Inc. ("CDI") in the Amount of \$80,500.44: Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 3 to the Landscape Installation Contract with CDI in the amount of \$80,500.44.

Fencing:

Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the Amount of \$8,537.63: Following discussion, upon a motion



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duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the amount of \$8,537.63.

PHASE II (FILING NO. 5) CONSTRUCTION MATTERS:

Grading/earthwork: None.

Drainage and Utilities: None.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage: None.

Landscape: None.

LEGAL MATTERS

Executive Session: The Board determined that an Executive Session was not necessary.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: Ms. Terrell presented the report and updates to the Board. Ms. Johnson reported she is working with CDI on a recent snow removal invoice to discuss the level of service provided and related costs. No action was taken.

OTHER BUSINESS

Quorum for February 10, 2023 Board Meeting: The Board confirmed a quorum for the February 10, 2023 Board meeting. Upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board excused the absence of Director Knopinski.

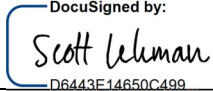
ADJOURNMENT

There being no further business to come before the Board at this time, following a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adjourned the meeting at 8:51 a.m.



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Respectfully submitted,

By: 
Secretary for the Meeting

DocuSigned by:
D6443E14650C499

Certificate Of Completion

Envelope Id: 62C3D204C95D4E2C9B4B9B129F5AE87E	Status: Completed
Subject: Complete with DocuSign: Sky Ranch CAB - MINUTES - 01-13-2023 Regular Mtg (CAB) (revised final).pdf	
Client Name: Sky Ranch CAB	
Client Number: A206873-OS09-2023	
Source Envelope:	
Document Pages: 6	Signatures: 1
Certificate Pages: 4	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Cindy Jenkins
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Cindy.Jenkins@claconnect.com
	IP Address: 67.176.12.84

Record Tracking

Status: Original	Holder: Cindy Jenkins	Location: DocuSign
2/16/2023 10:03:39 AM	Cindy.Jenkins@claconnect.com	

Signer Events

Scott Lehman
 slehman@purecyclewater.com
 Secretary
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 D6443E14650C499...
 Signature Adoption: Pre-selected Style
 Using IP Address: 75.166.160.159

Timestamp

Sent: 2/16/2023 10:26:42 AM
 Viewed: 2/16/2023 12:20:54 PM
 Signed: 2/16/2023 12:21:07 PM

Electronic Record and Signature Disclosure:
 Accepted: 2/16/2023 12:20:54 PM
 ID: ee983028-332c-4da8-92e7-847f3fa5faee

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/16/2023 10:26:42 AM
Certified Delivered	Security Checked	2/16/2023 12:20:54 PM
Signing Complete	Security Checked	2/16/2023 12:21:07 PM
Completed	Security Checked	2/16/2023 12:21:07 PM

Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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