



RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD FEBRUARY 10, 2023

A regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the CAB convened on February 10, 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”)
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC (“IDES”) (for a portion of the meeting)
Cyrena Finnegan and Deb Saya; Pure Cycle Corporation
Jordan Honea; D.R. Horton, Inc.

**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 Meintzer noted that all Directors’ Disclosure Statements were filed. Attorney Meintzer 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



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CAB's regular meeting.

Following discussion, upon a motion duly made by Director Lehman, seconded by Director Lashnits 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 Lehman, seconded by Director Harding 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 items under the Consent Agenda:

- Approve Minutes of the January 13, 2023 Regular Meeting;
- Ratify Approval of Pay Application No. 2 to the Fence Installation Contract with Pure Cycle Corporation in the Amount of \$8,537.63;
- Ratify Approval of Change Order No. 8 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") to Extend Contract End Date to December 31, 2023 in Order to Maintain Their State of Colorado Tax Exemption Certificate Status Throughout the End of This Project in the Amount of \$0.

Upon a motion duly made by Director Lashnits, seconded by Director McNeill 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.



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FINANCIAL MATTERS

Schedule of Cash Position as of December 31, 2022, Updated as of February 3, 2023, Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule: Following a presentation by Ms. Sutton, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position as of December 31, 2022, updated as of February 3, 2023, the accounts receivable summaries, tax schedules and developer advance schedule.

Payables through February 3, 2023: The Board reviewed the payables through February 3, 2023. Following review, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through February 3, 2023, in the amount of \$866,759.34.

CONSTRUCTION MATTERS

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

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

Filing 5 Wet Utilities Bid: Mr. Marrocco reported that bids were received for Filing 5 Wet Utilities. Following discussion, upon a motion duly made by Director McNeill, seconded by Director Harding and, upon vote, unanimously carried, the Board appointed President Harding and Director Lashnits as the Construction Committee and further authorized the Construction Committee to review the bid summary prepared by IDES and award a contract, and directed legal counsel to draft a contract at that time.

Filing 5 Ground Erosion and Sediment Control ("GESC"): Mr. Marrocco reported that an Invitation to Bid was drafted for Filing 5 GESC work. Following discussion, upon a motion by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried the Board authorized IDES to transmit the Invitation to Bid to the newspaper for publication.

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

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:



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Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE II (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork: None.

Drainage and Utilities:

Change Order No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Earthwork and Non-Potable Water Additional Scope in the Amount of \$365,026.43: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 15 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$365,026.43.

Change Order No. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Water and Storm Additional Scope on 8th Place and 10th Avenue in the Amount of \$150,651.65: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 16 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$150,651.65.

Change Order No. 17 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Non-Potable Water and Storm Sewer Additional Scope on Monaghan in the Amount of \$116,896.24: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 17 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$116,896.24.

Change Order No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC for Costs Associated with Extending Utilities East Along Bently in the Amount of \$117,424.48: Following discussion, upon a motion



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duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 18 to the Construction Contract with Nelson Pipeline Constructors, LLC, in the amount of \$117,424.48.

Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of \$749,998.80: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of \$749,998.80.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt: None.

Concrete/Striping/Signage:

Change Order No. 9 to the Construction Contract with Premiere Earthworks & Infrastructure, Inc. ("PEI") for Costs Associated with Winter Protection in the Amount of \$8,934.55: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Construction Contract with PEI, in the amount of \$8,934.55.

Change Order No. 10 to the Construction Contract with PEI for Costs Associated with Crosspan at 8th and Carrie in the Amount of \$9,037.00: Following discussion, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 10 to the Construction Contract with PEI, in the amount of \$9,037.00.

Pay Application No. 14 to the Construction Contract with PEI in the Amount of \$17,072.97: 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. 14 to the Construction Contract with PEI in the amount of \$17,072.97.



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Landscape: None.

Fencing: None.

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.

There were no legal matters to be discussed at this time.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: Ms. Terrell and Ms. Johnson provided updates to the Board. Ms. Terrell reported that the holiday lights were removed and given to Pure Cycle staff for storage. Ms. Johnson reported that she has received regular complaints regarding the failure of residents to pick up dog waste in the public areas. Ms. Terrell is soliciting proposals from dog waste removal companies for consideration by the Board. Director Lehman requested that the proposals be shared with the Citizens Advisory Committee ("CAC") for their input before being brought to the Board for approval.

OTHER BUSINESS

Quorum for March 10, 2023 Board Meeting: The Board confirmed a quorum for the March 10, 2023 Board meeting.

Impact of Closing I-70 at Airpark Road Due to Inclement Weather: Director Harding reported that members of the media reached out to him regarding the recent closing of I-70 at the Airpark Road exit due to inclement weather and the impact to residents in the area. He noted that members of the community provided interviews to the media discussing same. He is working with the Colorado Department of

Certificate Of Completion

Envelope Id: 55C33DA1C0DE4CDDBBDBA329A0457817	Status: Completed
Subject: Complete with DocuSign: Sky Ranch CAB - MINUTES - 02-10-2023 Regular Mtg (CAB) (final).pdf	
Client Name: Sky Ranch CAB	
Client Number: A206873-OS09-2023	
Source Envelope:	
Document Pages: 7	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
3/13/2023 6:15:54 PM	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
Signed using mobile

Timestamp

Sent: 3/13/2023 6:22:24 PM
Viewed: 3/13/2023 8:14:36 PM
Signed: 3/13/2023 8:15:09 PM

Electronic Record and Signature Disclosure:
Accepted: 3/13/2023 8:14:36 PM
ID: 42361767-ecc9-470d-a28e-75faba2b0b0c

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	3/13/2023 6:22:24 PM
Certified Delivered	Security Checked	3/13/2023 8:14:36 PM
Signing Complete	Security Checked	3/13/2023 8:15:09 PM
Completed	Security Checked	3/13/2023 8:15:09 PM

Payment Events	Status	Timestamps
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