



**SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")**

370 Interlocken Boulevard, Suite 500
Broomfield, Colorado 80021
Tel: 303-466-8822
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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: January 12, 2024
TIME: 8:30 a.m.
LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue
Building 65, Suite A
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: You can attend the meeting in any of the following ways:

1. To attend via Microsoft Teams video-conference use the below link:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_ZDM1NWNjYzUtNmUyNi00ZmEyLWI3ZWltYjhjZGI4NjE1MTI2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

2. To attend via telephone, dial **720-547-5281** and enter the following additional information:

Phone Conference ID: **140 482 820#**



<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Mark Harding	President (representing MD 1)	May, 2027
Joe Knopinski	Vice President (representing MD 5)	May, 2025
Marc Specialy	Treasurer (representing MD 5)	May, 2027
Dirk Lashnits	Assistant Secretary (representing MD 5)	May, 2025
Scott E. Lehman	Secretary (representing MD 3)	May, 2027

I. ADMINISTRATIVE MATTERS

- A. Present Disclosures of Potential Conflicts of Interest.
- B. Confirm quorum, location of the meeting and posting of meeting notices, and designate 24-hour posting location. Approve Agenda.

II. CONSENT AGENDA

- A. Approve Minutes from the December 8, 2023 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 on the agenda. Comments will be limited to three (3) minutes per person.)

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE (“CAC”) MATTERS

- A. CAC presentation to the CAB Board regarding CAC recommendations, if any.

V. FINANCIAL MATTERS

- A. Review and accept the schedule of cash position updated as of January 8, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).
- B. Consider approval and/or ratification of payables through January 5, 2024 in the amount of \$2,346,092.63 (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).



- B. Engineer's Report (enclosure).
- C. Review and consider acceptance of Cost Certification Report No. 10 by Independent District Engineering Services, LLC ("IDES") certifying costs in the amount of \$821,184.88 (enclosure).
- C. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
1. **Drainage and Utilities:** None.
 2. **Roadway Improvements:** None.
 3. **Grading/Earthwork:** None.
 4. **Landscape Improvements:**
 - Phase 1 None.
 - Phase 2 None.
 - Phase 3 None.
- D. Phase II (Filing No. 4) Construction Matters:
1. **Grading/Earthwork:** None.
 2. **Drainage and Utilities:** None.
 3. **Erosion Control:** None.
 4. **Roadway Improvements:**
 - Paving/Asphalt Review and consider approval of Change Order No. 15 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs associated with milling and patch-backing Monaghan Rd between 10th Dr. and 8th Pl. in an amount not to exceed \$26,483.49.

Review and consider approval of Pay Application No. 17 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$39,338.74.



Concrete/Striping/Signage

Consider approval of Change Order No. 25 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for additional costs associated with removing and replacing the curb and gutter along the northeast corner of the intersection of E. 10th Dr. and Monaghan Rd in amount not to exceed \$16,714.59.

Consider approval of Change Order No. 26 to the Construction Contract with PEI for costs associated with adding a white edger along Monaghan Road between E. 10th Dr. and I-70 Frontage Road in amount not to exceed \$6,069.70.

Consider approval of Pay Application No. 22 to the Construction Contract with PEI in the amount of \$22,784.29.

5. Landscape:

None

6. Fencing

Consider approval of Pay Application No. 9 to the Fencing Contract with Pure Cycle Corporation in the amount of \$28,883.36.

E. Phase II (Filing No. 5) Construction Matters:

1. Grading/Earthwork:

None.

2. Drainage and Utilities:

Consider approval of Pay Application No. 7 to the Construction Contract with American West Construction, LLC in the amount of \$202,101.58.

3. Erosion Control:

None.

4. Roadway Improvements:

Paving/Asphalt

Consider approval of Change Order No. 1 to the Paving Contract with Martin Marietta Materials, Inc. for additional costs not captured in the Contractors bid related to bottom lift thickness in an amount not to



exceed \$38,777.85.

Concrete/Striping/Signage

Consider approval of Change Order No. 1 to the Construction Contract with PEI for additional costs associated with moving on-site soil to backfill over four waterlines to obtain required depth for the waterlines in an amount not to exceed \$20,867.18.

Consider approval of Pay Application No. 1 to the Construction Contract with PEI in the amount of \$380,804.93.

5. Landscape: None.

VII. LEGAL MATTERS

A. Executive Session (if necessary).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

B. Discuss Alley Lot Trash Service.

C. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for February 9, 2024 Board meeting.

X. ADJOURNMENT

Informational Enclosure:

Monthly summary of website usage (Oct and Nov).

**The Next Regular Board Meeting is Scheduled for
February 9, 2024**