



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

370 Interlocken Boulevard, Suite 500  
Broomfield, Colorado 80021  
Tel: 303-466-8822  
Fax: 303-466-9797  
<https://SkyRanch.colorado.gov>

**NOTICE OF REGULAR MEETING AND AGENDA**

**DATE:** December 13, 2024  
**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\\_YTA2MjBmYzYtNDJkOC00ZTkxLWFiZTMtYWVhNzk3YmJkZTFj%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTA2MjBmYzYtNDJkOC00ZTkxLWFiZTMtYWVhNzk3YmJkZTFj%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)

To attend via telephone, dial 720-547-5281 and enter Conference ID:  
Phone Conference ID: **450 450 856#**

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Mark Harding	President (representing MD1)	May 2027
Joe Knopinski	Vice President (representing MD5)	May 2025
Marc Spezialy	Treasurer (representing MD5)	May 2027
Scott E. Lehman	Secretary (representing MD3)	May 2027
Dirk Lashnits	Assistant Secretary (representing MD5)	May 2025

**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 November 7, 2024 Statutory Annual Meeting and Minutes from the November 8, 2024 Regular Meeting (enclosures).
- B. Ratify reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement (for Phase 1) and/or the Phase 2 Facilities Funding and Acquisition Agreement costs associated with regional improvements, in the amount of \$124,000.
- C. Ratify approval of Change Order No. 1 to the Service Agreement for Seasonal Lighting with Keesen Landscape Management, Inc. for 2024 holiday lighting services in the amount of \$15,762.00 (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. SKY RANCH CITIZENS ADVISORY COMMITTEE (“CAC”) MATTERS**

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

**V. FINANCIAL MATTERS**

- A. Consider approval and/or ratification of payables through December 6, 2024 in the amount of \$858,818.41 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position, updated as of November 30, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

**VI. CONSTRUCTION MATTERS**

- A. Project Manager’s Report (enclosure).
- B. Consider approval of Task Order No.4 to the Master Services Agreement (“MSA”) with CMS for Filing 7 stormwater management and inspections in an amount not to exceed \$7,110.00.
- C. Consider approval of Task Order No. 2 to the MSA with PCS for Filing 9 planning and landscape architecture in an amount not to exceed \$85,400.
- D. Consider approval of Task Order No. 3 to the MSA with Westwood for Filing 9 civil engineering in an amount not to exceed \$304,200.
- E. Engineer’s Report (enclosure).
- F. Review and consider acceptance of Cost Certification Report No. 13 by

Independent District Engineering Services, LLC (“IDES”) certifying costs in Filings 4-7 in the amount of \$4,690,959.86 (enclosure).

- G. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- H. Phase II (Filing No. 4) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None.
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - 1) None
    - b. Concrete/Striping/Signage
      - 1) None.
  - 5. **Landscape:**
    - a. Consider approval of Pay Application No. 20 to the Landscape Installation Contract with Consolidated Divisions Inc. (“CDI”) in the amount of \$6,55.52.
  - 6. **Fencing:**
    - a. Consider approval of Pay Application No. 13 to the Fencing Installation Contract with Pure Cycle Corp. in the amount of \$11,942.16.
- I. Phase II (Filing No. 5) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None.
  - 2. **Drainage and Utilities:**
    - a. Consider approval of Pay Application No. 15 to the Construction Contract with American West Construction, LLC in the amount of \$76,540.00.
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 9 to the Erosion Control Contract with Pure Cycle in the amount of \$7,714.00.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - 1) None.
    - b. Concrete/Striping/Signage
      - 1) Consider approval of Change Order No. 18 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) in credit for concrete curb and gutter water meter installation and adjustments there were no longer required in an amount not to exceed \$-22,565.16.
      - 2) Consider approval of Pay Application No. 10 to the Construction Contract with PEI in the amount of \$23,174.72.
  - 5. **Landscape:**
    - a. Consider approval of Change Order No. 3 to the Landscape Installation contract with Landwise, LLC for additional material

cost to remove and replace sidewalk along 6<sup>th</sup> Ave. for irrigation sleeving, boring for boring sleeving, and holiday lighting sleeving in an amount not to exceed \$9,734.74.

- b. Consider approval of Pay Application No. 4 to the Materials Contract with Landwise, LLC in the amount of \$43,302.69.

**6. Fencing:**

- a. None.

J. Phase II (Filing No. 6) Construction Matters:

**1. Grading/Earthwork:**

- a. None.

**2. Drainage and Utilities:**

- a. Consider approval of Pay Application No. 6 to the Construction Contract with PEI for materials in the amount of \$280,200.31.

**3. Erosion Control:**

- a. Consider approval of Pay Application No. 8 to the GESC Contract with Pure Cycle in the amount of \$6,629.10.

**4. Roadway Improvements:**

- a. Paving/Asphalt
  - 1) None.
- b. Concrete/Striping/Signage
  - 1) None.

**5. Landscape:**

- a. None.

**6. Fencing:**

- a. None.

K. Phase II (Filing No. 7) Construction Matters:

**1. Grading/Earthwork:**

- a. Consider approval of Change Order No. 15 to the Grading Contract with Bemis Construction for additional costs with starting the 3<sup>rd</sup> phase of the Neighborhood A&D Grading Contract in an amount not to exceed \$806,403.72.
- b. Consider approval of Pay Application No. 1 to the Grading Contract with Bemis Construction in the amount of \$240,216.06.

**2. Drainage and Utilities:**

- a. None

**3. Erosion Control:**

- a. None

**4. Roadway Improvements:**

- a. Paving/Asphalt  
None.
- b. Concrete/Striping/Signage  
None.

**5. Landscape:**

- a. None.

**6. Fencing:**

- a. None.

**VII. LEGAL MATTERS**

- A. Discuss and consider approval of a Resolution Adopting the Second Amended Policies and Procedures Governing the Enforcement of the Covenants, Conditions and Restrictions for Sky Ranch, relative to HB24-1267 and Section 32-1-1004.5, C.R.S. (to be distributed).
- B. Executive Session (if needed).

**VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS**

- A. Community Manager’s Update (enclosures).
  - 1. Review bid summary and consider award of a contract for 2025 landscape maintenance services (enclosure).
- B. Accounts Receivable Report (enclosure).

**IX. OTHER BUSINESS**

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

**X. ADJOURNMENT**

**Informational Enclosures:**

Monthly summary of website usage (November 2024).

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