



**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: April 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_ZTNmYzdlZjUtYmZmMC00OGM4LTg2N2QtYjhmOTE1YjJjZjU5%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: **878 654 9#**



| <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 Spezialy | Treasurer (representing MD 5) | May, 2027 |
| Scott E. Lehman | Secretary (representing MD 3) | May, 2027 |
| Dirk Lashnits | Assistant Secretary (representing MD 5) | May, 2025 |

I. ADMINISTRATIVE MATTERS

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

II. CONSENT AGENDA

- A. Approve Minutes from the March 8, 2024 Regular Meeting (enclosure).
- B. Ratify Change Order No. 4 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) to install throats for type R inlets located in Filing 5 in the amount of \$24,840.40 (enclosure).
- C. Ratify Westwood Professional Services, Inc. Task Order No. 2 for Filing 6 and Filing 7 re-lotting in the amount of \$81,800.00 [Note: this item was incorrectly listed as “Task Order No. 21” on the March 8, 2024 Agenda].

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 April 8, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).



- B. Consider approval and/or ratification of payables through April 5, 2024 in the amount of \$1,712,102.64 (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).
- B. Engineer’s Report (enclosure).
- C. Review bid tab and consider award of contract to Pure Cycle Corporation for Filing 5 Fencing (enclosure).
- D. Review bid tab recommending Premier Earthwork & Infrastructure, Inc. as lowest responsible bidder for Filing 6 Wet Utilities (enclosure). Discuss award of contract.
- E. Consider soliciting bids for Filing 5 Landscape Installation.
- F. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
- G. Phase II (Filing No. 4) Construction Matters:

- 1. **Grading/Earthwork:** None.
- 2. **Drainage and Utilities:** None
- 3. **Erosion Control:** Review and consider approval of Change Order No. 8 to the Erosion Control Contract with Pure Cycle Corporation for reduced costs to close out the remaining balance on the contract in an amount not to exceed \$375,818.70.
- 4. **Roadway Improvements:**
 - Paving/Asphalt None
 - Concrete/Striping/Signage Review and consider approval of Change Order No. 29 to the Construction Contract with PEI for additional probationary punch list items that were required for acceptance of the Right of Way in the amount of \$44,215.11.

Review and consider approval of Pay Application No. 24 to the Construction



Contract with PEI in the amount of \$2,701.07.

5. Landscape:

Consider approval of Change Order No. 11 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI") for additional costs to install 3" borings and gate valves for the Filing 4 irrigation system in an amount not to exceed \$7,295.00.

Consider approval of Pay Application No. 13 to the Landscape Installation Contract with CDI in the amount of \$215,401.03.

6. Fencing

Review and consider approval of Pay Application No. 10 to the Fencing Installation Contract with Pure Cycle Corporation in the amount of \$25,652.23.

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

1. Grading/Earthwork:

None.

2. Drainage and Utilities:

Review and consider approval of Pay Application No. 10 to the Construction Contract with American West Construction, LLC in the amount of \$58,425.00.

3. Erosion Control:

Review and consider approval of Change Order No. 3 to the Erosion Control Contract with Pure Cycle Corporation for additional erosion control costs from January 2024 to June 2024 in the amount of \$90,000.00.

Review and consider approval of Pay Application No. 3 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$80,021.35.

4. Roadway Improvements:

Paving/Asphalt

None

Concrete/Striping/Signage

None



5. **Landscape:** None.

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

1. **Grading/Earthwork:** None.

2. **Drainage and Utilities:** None.

3. **Erosion Control:** Review and consider approval of Pay Application No. 1 to the Erosion Control Contact with Pure Cycle Corporation in the amount of \$19,831.25.

4. **Roadway Improvements:**

Paving/Asphalt None.

Concrete/Striping/Signage None.

5. **Landscape:** None.

VII. LEGAL MATTERS

A. Adjourn in Executive Session pursuant to Sections 24-6-402(4)(b) and (e), C.R.S., to receive legal advice regarding negotiation of capital contracts (if needed).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosures).

B. Status of request for proposals for trash removal services (enclosure).

a. Discuss alley home trash storage.

C. Discuss and consider approval of proposal from Nature's Workforce, Inc. for Pet Waste Station Services (enclosure).

a. Discuss dog waste in common areas.

D. Discuss commercial vehicles and street parking (enclosure).

E. Accounts Receivable Report (enclosure).



IX. OTHER BUSINESS

- A. Confirm quorum for May 10, 2024, Board meeting.

X. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (March 2024).

***The Next Regular Board Meeting is Scheduled for
May 10, 2024***