



**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:** July 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 one 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\\_NjlhMDZkMWMtN2E0ZS00ZjEwLTkxYjUtOGViMDZmZDY4YWlX%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_NjlhMDZkMWMtN2E0ZS00ZjEwLTkxYjUtOGViMDZmZDY4YWlX%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: **545 395 333#**



<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, posting of meeting notices. Approve Agenda.

**II. CONSENT AGENDA**

- A. Approve Minutes from the June 14, 2024 Regular Meeting (enclosure).
- B. Ratify reimbursement payment to Pure Cycle Corporation in the amount of \$600,000, under the Facilities Acquisition and Reimbursement Agreements between the CAB and Pure Cycle Corporation, as discussed and approved during the June 14, 2024 Regular Meeting.

**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 as of March 31, 2024, updated as of June 30, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).



- B. Consider approval and/or ratification of payables through July 8, 2024 in the amount of \$2,242,482.51 (enclosure).

**VI. CONSTRUCTION MATTERS**

- A. Project Manager’s Report (enclosure).
- B. Consider approval of Task Order No. 3 to the Master Services Agreement with CMS for Filing 6 storm water inspections in an amount not to exceed \$7,110.00.
- C. Engineer’s Report (enclosure).
- D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters: None.
- E. 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* None.
    - Concrete/Striping/Signage* None.
  - 5. **Landscape:** Consider approval of Pay Application No. 15 to the Landscape Installation Contract with Consolidated Divisions Inc. (“CDI”) in the amount of \$182,367.72.
  - 6. **Fencing** None.
- F. Phase II (Filing No. 5) Construction Matters:
  - 1. **Grading/Earthwork:** None.
  - 2. **Drainage and Utilities:** Consider approval of Pay Application No. 12 to the Construction Contract with American West Construction, LLC in the amount of \$27,840.31.



**3. Erosion Control:** Consider approval of Pay Application No. 6 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$38,268.85.

**4. Roadway Improvements:**

Paving/Asphalt

Consider approval of Pay Application No. 3 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of \$1,058,438.37.

Concrete/Striping/Signage

Consider approval of Change Order No. 8 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) for additional costs to replace Filing 4 park signage with Arapahoe County approved signage and installation of concrete splash blocks in Filing 5 on 6<sup>th</sup> Ave. in an amount not to exceed \$95,182.80.

Consider approval of Change Order No. 9 to the Construction Contract with PEI for additional costs to install 6’ sidewalk and swale improvements due to revision to the Filing 5 ASP relating to Tract F in an amount not to exceed \$21,322.80.

Consider approval of Pay Application No. 5 to the Construction Contract with PEI in the amount of \$595,625.53.

**5. Landscape:** None.

**6. Fencing:** Consider approval of Pay Application No. 2 to the Fencing Installation Contract with Pure Cycle Corporation in the amount of \$29,781.80.

**G. Phase II (Filing No. 6) Construction Matters:**

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



- 2. Drainage and Utilities:** Consider approval of Change Order No. 1 to the Construction Contract with PEI for additional materials cost to install new Sanitary Sewer and Water Services in Filing 6 in an amount not to exceed \$18,459.12.

Consider approval of Pay Application No. 1 to the Construction Contract with PEI in the amount of \$336,507.17.
- 3. Erosion Control:** Consider approval of Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$7,579.10.
- 4. Roadway Improvements:**

  - Paving/Asphalt Consider approval of Change Order No. 14 to the Grading Contract with Bemas Construction, Inc. to deduct the remainder of the work that is no longer needed in the credit amount of \$-202,120.00.

Consider approval of Pay Application No. 4 to the Grading Contract with Bemas Construction, Inc. in the credit amount of \$-45,393.65.
  - Concrete/Striping/Signage None.
- 5. Landscape:** None.

**VII. LEGAL MATTERS**

- A. Discuss and consider rescinding acceptance of Tracts A and B, Filing No. 4.
- B. Discuss and consider ratifying approval of Landscape Agreements with Arapahoe County for maintenance of landscaping in Arapahoe County right-of-way, as follows:
  - 1. Filing Nos. 1-3 (Neighborhood B): Case No. P17-014, as superseded by case No. ASP18-004.
  - 2. Filing No. 4 (Neighborhood A): Case No. ASP20-010.



3. Filing No. 5 (Neighborhood A): Case No. ASP21-013, PF21-008.
4. Filing No. 6 (Neighborhood D): Case No. PF22-007 ASP22-009.

C. Discuss and consider ratifying approval of storm drainage agreements/easements with Arapahoe County, as follows:

1. Filing No. 5 (Neighborhood A): Case No. PF21-008 & ASP21-013.
2. Filing No. 6 (Neighborhood D): Case No. ASP22-009 & PF22-007; SEMSWA Case No. DPR22-00055/D22-0016.

D. Adjourn in Executive Session (if needed).

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

A. Community Manager’s Update (enclosure; violation summary to be distributed).

1. Status of trash removal services.

B. Accounts Receivable Report (enclosure).

#### **IX. OTHER BUSINESS**

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

#### **X. ADJOURNMENT**

##### **Informational Enclosures:**

Monthly summary of website usage (June 2024).

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