



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

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Broomfield, Colorado 80021
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<https://SkyRanch.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: January 10, 2025
TIME: 8:00 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_M2ViNzRmY2EtNTY5NC00ODhjLTg4MjktODY2NTJiYjUxYjFk%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: **871 499 872#**

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
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, and designate 24-hour meeting notice posting location.

II. CONSENT AGENDA

- A. Approve Minutes from the December 13, 2024 Regular Meeting (enclosure).
- B. Ratify approval of Cost Certification Report No. 13 by Independent District Engineering Services, LLC (“IDES”) certifying costs in Filings 4-7 in the amount of \$5,045,867.86 (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

- D. Consider approval and/or ratification of payables through January 3, 2025 in the amount of \$476,863.04 (enclosure).
- E. Review and consider acceptance of Schedule of Cash Position, updated as of December 31, 2024, accounts receivable summaries, tax schedules, and developer advance schedule (enclosure).

VI. CONSTRUCTION MATTERS

- A. Project Manager’s Report (enclosure).
- B. Engineer’s Report (enclosure).
- C. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:
None.
- D. Phase II (Filing No. 4) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None.
 - 2. **Drainage and Utilities:**
 - a. None.
 - 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 11 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$23,867.01.
 - 4. **Roadway Improvements:**

- a. Paving/Asphalt
 - 1) None
 - b. Concrete/Striping/Signage
 - 1) None.
 - 5. **Landscape:**
 - a. Consider approval of Pay Application No. 21 to the Landscape Installation Contract with Consolidated Divisions Inc. (“CDI”) in the amount of \$6,556.51.
 - 6. **Fencing:**
 - a. None.
- E. Phase II (Filing No. 5) 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. 5 to the Materials Contract with Landwise, LLC in the amount of \$9,100.03.
 - 6. **Fencing:**
 - a. None.
- F. Phase II (Filing No. 6) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. None.
 - 2. **Drainage and Utilities:**
 - a. Consider approval of Change Order No. 7 to the Materials Contract with Premier Earthworks & Infrastructure, Inc. (“PEI”) associated with adding Filing 6 concrete work to original contract in an amount not to exceed \$1,080,830.37.
 - b. Consider approval of Change Order No. 8 to the Materials Contract with Premier Earthworks & Infrastructure, Inc. for additional materials costs to install 24” Pamrex sanitary sewer rings and covers in an amount not to exceed \$7,524.00,
 - c. Consider approval of Pay Application No. 7 to the Materials Contract with PEI for materials in the amount of \$50,867.90.
 - 3. **Erosion Control:**
 - a. Consider approval of Pay Application No. 9 to the GESC Contract with Pure Cycle in the amount of \$4,718.65.
 - 4. **Roadway Improvements:**
 - a. Paving/Asphalt
 - 1) None.
 - b. Concrete/Striping/Signage

- 1) None.
- 5. **Landscape:**
 - a. None.
- 6. **Fencing:**
 - a. None.
- G. Phase II (Filing No. 7) Construction Matters:
 - 1. **Grading/Earthwork:**
 - a. Consider approval of Pay Application No. 2 to the Grading Contract with Bemas Construction in the amount of \$219,553.18.
 - 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 timing of imposition of O&M Fees; Consider adoption of resolution(s) related to same (if needed).
- B. Discuss and consider adoption of Resolution Regarding Continuing Disclosure Policies and Procedures under the CAB’s \$18,585,000 Limited Tax Supported District No. 1 Refunding and Improvement Senior Bonds (Tax-Exempt Fixed Rate), Series 2024A, and \$3,307,000 Limited Tax Supported District No. 1 Refunding and Improvement Subordinate Bonds (Tax-Exempt Fixed Rate), Series 2024B (to be distributed).
- C. Executive Session (if needed).

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager’s Update (enclosures).
- B. Accounts Receivable Report (enclosure).

IX. OTHER BUSINESS

- A. Confirm quorum for February 14, 2025 Regular Meeting at 8:30 a.m.

X. ADJOURNMENT

Informational Enclosures:
 Monthly summary of website usage (December 2024).

The next regular meeting is scheduled for February 14, 2025 at 8:30 a.m.