SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

370 Interlocken Boulevard, Suite 500
Broomfield, Colorado 80021
Tel: 303-466-8822
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NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	District Rep:	Term Expiration:
Mark Harding	President	5	May 2023
Joe Knopinski	Vice President	5	May 2022
Kevin McNeill	Treasurer	5	May 2023/2022
Scott Lehman	Secretary	1	May 2023
Dirk Lashnits	Treasurer	5	May 2022

DATE: February 12, 2021
TIME: 8:30 a.m.
PLACE: Pure Cycle Corporation
34501 E. Quincy Ave., Bldg. 34, Box 10
Watkins, CO 80137

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, DUE TO THE ON-GOING CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING INPERSON CONTACT, 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.

IF YOU WISH TO ATTEND THIS MEETING BY WEB-ENABLED VIDEO CONFERENCE, USE THE LINK BELOW:
Join Microsoft Teams Meeting
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjJhMDdlMGUtNDQ5OC00MDRmLTlhOTMtNDU4MDNmMjA2YTA2%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2216b1c71c-d483-4feb-8929-2d72ea1cdf59%22%7d
OR
CONFERENCE BRIDGE **1 720-547-5281**, AND PASSCODE **321 517 589#**

1. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

_____

_____

B. Confirm quorum, location of the meeting and posting of meeting notices. Approve Agenda.

2. PUBLIC COMMMENT

A. 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.

3. CONSENT AGENDA

A. Consider approval of the revised Minutes from the December 17, 2020 Special Meeting and approve the Minutes from the January 8, 2021 Special Meeting (enclosure).

4. FINANCIAL MATTERS

A. Review and accept the Financial Statements and schedule of cash position, accounts receivable summaries, tax schedules, and developer advance schedule through December 31, 2020 updated as of January 27, 2021 (enclosure).

B. Consider approval of payables through February 12, 2021 in the amount of $266,608.29 (enclosure).

C. Other

5. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Discuss and consider approval of Construction Contract for Grading Services between the CAB and Premier Earthworks & Infrastructure, Inc. ("PEI"), in an amount not to exceed $50,000 (to be distributed).

C. Consider approval of a Master Services Agreement ("MSA") and Task Order No. 1 to MSA with CMS Environmental Solutions, LLC for Phase II GESC Compliance in the amount of $20,250.

D. Other

E. **Drainage and Utilities**

1. None

F. **Roadway Improvements**

1. None

G. **Grading/Earthwork**

1. None

H. **Landscape Improvements**

Phase I

1. Review and consider approval of Pay Application No. 22 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") in the amount of $36,797.68.

Phase III

1. Review and consider approval of Change Order No. 10 to the Landscape Improvements Contract with EDI for adding trees to the south of the Wastewater Treatment Plant, trenching in irrigation piping, and reseed the irrigation trenches in the amount of $3,758.45.

2. Review and consider approval of Change Order No. 11 to the Landscape Improvements Contract with EDI for exchanging the matrix web playground equipment with the Calvin Caterpillar playground piece in Pocket Park South in the amount of $4,677.71.

3. Review and consider approval of Pay Application No to the Landscape Improvements Contract with EDI in the amount of $76,994.50.

I. Engineer's Report (enclosure).

6. LEGAL MATTERS

A. Discuss potential amendment to Amended and Restated Community Authority Board Establishment Agreement by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5.

B. Discuss and consider adoption of Resolution No. 2021-02-01, Second Amended and Restated Resolution of the Board of Directors of the CAB Regarding the Imposition of Operations and Maintenance Fees (enclosure).

C. Update on McGeady Becher P.C. Document Retention Policy (enclosure).

7. COMMUNITY MANAGEMENT/COVENANT CONTROL/OPERATIONS

A. Community Manager's Update (enclosure).

B. Other.

8. OTHER BUSINESS

A. Confirm Quorum for March 12, 2021 Board Meeting.

9. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR MARCH 12, 2021.

Informational Enclosure:
*****Monthly summary of website usage (enclosure).

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD DECEMBER 17, 2020

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Thursday, the 17th day of December, 2020, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. Due to the concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors In Attendance Were:
Mark Harding
Joe Knopinski
Kevin McNeill
Scott Lehman
Dirk Lashnits

Also In Attendance Were:
Lisa Johnson, Celeste Terrell and Thuy Dam; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC ("IDES")
Rick Dinkel; Pure Cycle Corporation

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest:
Attorney Meintzer noted that a quorum was present and the Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Meintzer requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer noted that all Directors' Disclosure Statements have been filed. No additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

Quorum, Agenda, Location of Meeting and Posting of Meeting Notice: Attorney Meintzer noted that all Directors were present and a quorum was declared. The Board reviewed a proposed Agenda for the CAB's special meeting. Following discussion, upon a motion made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried the Board approved the agenda as amended.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board determined that due to the ongoing concerns regarding the spread of COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

The Board considered the following actions:

- Approval of Minutes from the November 13, 2020 Special Meeting
- Ratify approval of Task Order No. 2 to the Master Services Agreement with PCS Group, Inc. for Phase 2 Planning and Landscape and Design in the amount of $257,500
- Ratify approval of Proposal from CSMK, LLC d/b/a A-Mac Underground for Boring for Landscape Lighting in the amount of $4,500
- Ratify approval of Proposal from Dauer Haswell Architecture, P.C. d/b/a Studio DH for Recreation Center Planning in the amount of $5,000
- Ratify approval of Pay Application No. 5 to the Landscape Improvements Contract with Environmental Design Inc. ("EDI") in the amount of $29,157.08

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items listed above.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of December 1, 2020:
Ms. Dam presented the Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of December 1, 2020.

Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of December 1, 2020.

Payables through December 11, 2020:
The Board reviewed the payables through December 11, 2020 in the revised amount of $346,366.15.

Following review and discussion, upon motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the payables through December 11, 2020 in the revised amount of $346,366.15.

CONSTRUCTION MATTERS

Construction Contract with Bemas Construction, Inc. for Phase 2 Earthwork in the amount of $2,393,330:
Mr. Marrocco summarized the bids received for Phase 2 Earthwork and recommended that the Construction Contract be awarded to Bemas Construction, Inc. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved a Construction Contract with Bemas Construction, Inc. for Phase 2 Earthwork in the amount of $2,393,330 and authorized execution of the Notice to Proceed.

RECORD OF PROCEEDINGS

Project Manager's Report:
Director Lashnits presented the Project Manager's Report to the Board, noting that all work in Phase 1 (with the exception of landscaping which will be completed in the Spring) is complete.

Task Order No. 2 to the Master Services Agreement ("MSA") with CTL Thompson, Inc. for Phase 2 Overlot and Street Subex Material Testing in the amount of $86,821.00:
Following discussion, upon motion duly made by Director Knopinksi, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 2 to the MSA with CTL Thompson, Inc. for Phase 2 Overlot and Street Subex Material Testing in the amount of $86,821.00.

Task Order No. 2 to the MSA with KT Engineering, LLC for Phase II Overlot and Street Subex Surveying in the amount of $96,600.00:
Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 2 to the MSA with KT Engineering, LLC for Phase II Overlot and Street Subex Surveying in the amount of $96,600.00.

Drainage and Utilities:

1. *Change Order No. 27 to the Drainage and Utilities Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for meter pit repairs and adjustments in Block 17:*

Following discussion, upon motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 27 to the Drainage and Utilities Construction Contract with PEI for meter pit repairs and adjustments in Block 17 due to home builder damage in the amount of $1,058.79.

2. *Pay Application No. 32 to the Drainage and Utilities Construction Contract with PEI:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 32 to the Drainage and Utilities Construction Contract with PEI in the amount of $1,005.85.

3. *Pay Application No. 33 (full retainage release) to the Drainage and Utilities Construction Contract with PEI:*

Mr. Marrocco confirmed that a Notice of Final Payment had been published and that no claims were received.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 33 (full retainage release) to the Drainage and Utilities Construction Contract with PEI in the amount of $63,559.94.

Roadway Improvements:

1. *Change Order No. 19 to the Roadway Improvements Construction Contract with PEI for additional signage on 6th Avenue due to a design change:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 19 to the Roadway Improvements Construction Contract with PEI for additional signage on 6th Avenue due to a design change in the amount of $4,608.65.

2. *Pay Application No. 26 to the Roadways Improvement Construction Contract with PEI:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 26 to the Roadways Improvement Construction Contract with PEI in the amount of $5,186.32.

3. *Pay Application No. 27 (full retainage release) to the Roadways Improvement Construction Contract with PEI:*

Mr. Marrocco confirmed that a Notice of Final Payment had been published and no claims were received. Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 27 (full retainage release) to the Roadways Improvement Construction Contract with PEI in the amount of $112,139.49.

RECORD OF PROCEEDINGS

Grading/Earthwork:
There were no items presented for the Board's consideration.

Landscape Improvements:

Phase I

1. *Pay Application No. 20 to the Landscape Improvements Contract with EDI:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 20 to the Landscape Improvements Contract with EDI in the amount of $ 39,305.92.

Phase III

1. *Pay Application No. 7 to the Landscape Improvements Contract with EDI:*

Following discussion, upon motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Landscape Improvements Contract with EDI in the amount of $ 95,606.60.

Engineers Report:
Mr. Marrocco presented the Engineer's Report to the Board.

LEGAL MATTERS

Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5 and Service Plans for proposed Sky Ranch Metropolitan District Nos. 6, 7 and 8:
Director Harding and Attorney Meintzer provided an update to the Board, noting that the Board of County Commissioners approved the Service Plans on December 8, 2020.

RECORD OF PROCEEDINGS

Engagement Letter for Covenant Enforcement and Fee Collection Legal Services by and between the CAB and Altitude Community Law P.C.:
Ms. Johnson presented to the Board. Following discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Engagement Letter for Covenant Enforcement and Fee Collection Legal Services by and between the CAB and Altitude Community Law P.C.

First Amendment to Phase 1 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation:
Attorney Meintzer presented the First Amendment to Phase 1 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation to the Board. Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the First Amendment to Phase 1 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation.

Phase 2 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation:
Attorney Meintzer presented the Phase 2 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation to the Board. Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Phase 2 Facilities Funding and Acquisition Agreement by and between the CAB and Pure Cycle Corporation.

Inclusions and Exclusions Needed in 2021 to Effectuate the Intent of the Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5 and the Service Plans for the Proposed Sky Ranch Metropolitan District Nos. 6, 7 and 8, and the Next Phase of Development:
Attorney Meintzer discussed the potential inclusions and exclusions needed in 2021 to effectuate the intent of the Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5 and Service Plans for the proposed Sky Ranch Metropolitan District Nos. 6, 7 and 8, and the next phase of development. No action was taken.

Conveyance of Certain Tracts described on SKY RANCH SUBDIVISION FILING NO. 1, SKY RANCH SUBDIVISION FILING NO. 2, and SKY RANCH SUBDIVISION FILING NO. 3 from Sky Ranch Metropolitan District No. 5 to the CAB via Quit Claim Deed and Consider Authorization of any Necessary Actions Related Thereto:
This item was deferred.

Potential Amendment of the Amended and Restated Resolution Regarding the Imposition of Operations and Maintenance Fees, to include LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3:
This item was deferred.

2021 Operation and Maintenance Fee
The Board discussed the Operations and Maintenance fees for 2021 and determined to continue to bill the fee at $50 per month ($150 per quarter).

COMMUNITY MANAGEMENT

Community Manager's Report:
Ms. Terrell introduced herself to the Board and provided information on her background and experience in community management. The Board welcomed her to the team. There was no written report presented this month.

Service Agreement for 2020/2021 Snow Removal Services by and between the CAB and Pure Cycle Corporation:
Following discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board rescinded approval of the Service Agreement for 2020/2021 Snow Removal Services by and between the CAB and Pure Cycle Corporation.

Service Agreement for Winter Grounds Maintenance Services by and between the CAB and Pure Cycle Corporation ("Winter Grounds Maintenance Agreement"):
The Board reviewed the Winter Grounds Maintenance Agreement. Attorney Meintzer explained the public bidding statute, and noted that, under the terms of the Winter Grounds Maintenance Agreement, Pure Cycle Corporation is representing to the CAB that it has the requisite skill and experience to perform the services, it will maintain the required amounts of insurance and will indemnify the CAB in the event of damage to CAB property.

RECORD OF PROCEEDINGS

Further discussion ensued regarding incorporation of certain revisions to the compensation schedule included in the Winter Grounds Maintenance Agreement.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the Winter Grounds Maintenance Agreement, as discussed.

OTHER BUSINESS

Confirm Quorum for January 8, 2021 Board Meeting: The Board confirmed a quorum for the January 8, 2021 Board Meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Lashnits, seconded by Director McNeill, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JANUARY 8, 2021

A special meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB was convened on Friday, the 8th day of January, 2021, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. Due to the concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this CAB Board meeting was also held virtually via Microsoft Teams and by conference call. The meeting was open to the public.

Directors In Attendance Were:
Mark Harding
Joe Knopinski
Kevin McNeill
Scott Lehman
Dirk Lashnits

Also In Attendance Were:
Lisa Johnson and Cathee Sutton; CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Barrett Marrocco; Independent District Engineering Services, LLC ("IDES")
Rick Dinkel and Madison Gardner; Pure Cycle Corporation

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest:
Attorney Meintzer noted that a quorum was present and the Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney Meintzer requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer noted that all Directors' Disclosure Statements have been filed. No additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

Quorum, Agenda, Location of Meeting and Posting of Meeting Notice: Attorney Meintzer noted that all Directors were present and a quorum was declared. The Board reviewed a proposed Agenda for the CAB's special meeting. Following discussion, upon a motion made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried the Board approved the Agenda as presented.

The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board determined that due to the ongoing concerns regarding the spread of COVID-19 and the benefits to the control of the spread of the virus by limiting in-person contact, certain Board members and consultants of the CAB would attend this meeting in person at the above-referenced location. However, certain other Board members and consultants of the CAB would attend this meeting via video conference or teleconference. The Board further noted that the notice of the time, date, location, and video conference/teleconference information for the meeting was duly posted and that no objections to the means of hosting the meeting were received from taxpaying electors.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski, and upon vote unanimously carried, the Board determined that notices of meetings of the CAB Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the CAB website, or if the website is unavailable, within the boundaries of the CAB at least 24 hours prior to each meeting at the following location: northwest corner of the CAB boundaries.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

The Board considered the following actions:

1. Approval of Minutes from the December 17, 2020 Special Meeting;
2. Ratify approval of Task Order No. 2 to the Master Services Agreement with PCS Group, Inc. for Phase 2 Planning and Landscape and Design in the amount of $257,500; and

RECORD OF PROCEEDINGS

3. Ratify approval of Notice of Award of Construction Contract to Bemas Construction, Inc. for Phase 2 Earthwork and authorization of execution of Notice to Proceed.

Following discussion, upon motion duly made by Director McNeill, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items listed above.

FINANCIAL MATTERS

Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of January 1, 2021:
Ms. Sutton presented the Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of January 1, 2021.

Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board accepted the Schedule of Cash Position, Accounts Receivable Summaries, Property Tax Schedules, and Developer Advance Schedule through September 30, 2020 updated as of January 1, 2021. The Board directed staff to credit $400,000 from the General Fund to repay previously certified and accepted interest on Developer Advances.

Payables through January 2021 in the amount of $480,275.57:
Following review and discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through January 2021 in the amount of $480,275.57.

CONSTRUCTION MATTERS

Project Manager's Report:
Director Lashnits presented the Project Manager's Report to the Board.

Task Order No. 7 to the Master Services Agreement ("MSA") with K2JL, Inc. d/b/a CVL, Inc. for Filing 4 plan amendments and waterline profile:
Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 7 to the MSA with K2JL, Inc. d/b/a CVL, Inc. for Filing 4 plan amendments and waterline profile in the amount of $33,600.

RECORD OF PROCEEDINGS

Task Order No. 5 to the MSA with LSC Transportation Consultants Inc. for traffic engineering for administrative site plan ("ASP"):
Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Task Order No. 5 to the MSA with LSC Transportation Consultants Inc. for traffic engineering for ASP and interchange in the amount of $3,500.

MSA and Task Order No. 1 with MPi Designs, LLC for Phase II landscape irrigation design:
Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved MSA and Task Order No.1 with MPi Designs, LLC for Phase II landscape irrigation design in the amount of $14,535.

Proposal from Studio Lightning LLC for ASP photometric plan:
Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved a proposal from Studio Lightning LLC for ASP photometric plan in the amount of $3,400.

Drainage and Utilities:

1. *Change Order No. 28 to the Drainage and Utilities Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for clearing out meter pits due to Builder construction:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 28 to the Drainage and Utilities Construction Contract with PEI for clearing out meter pits due to Builder construction in the amount of $1,315.60.

2. *Pay Application No. 34 to the Drainage and Utilities Construction Contract with PEI:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 34 to the Drainage and Utilities Construction Contract with PEI in the amount of $1,315.60.

Roadway Improvements:

1. *Change Order No. 20 to the Roadway Improvements Construction Contract with PEI for completing contract closeout punch list items:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 20 to the Roadway Improvements Construction Contract with PEI for completing contract closeout punch list items in the amount of $24,692.64.

2. *Pay Application No. 28 to the Roadways Improvement Construction Contract with PEI:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 28 to the Roadways Improvement Construction Contract with PEI in the amount of $24,692.64.

Grading/Earthwork:

1. *Change Order No. 10 to the Grading/Earthwork Construction Contract with PEI for fixing drainage patterns to the inlet southeast of Pond:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 10 to the Grading/Earthwork Construction Contract with PEI for fixing drainage patterns to the inlet southeast of Pond E in the amount of $2,003.76.

2. *Pay Application No. 15 to the Grading/Earthwork Construction Contract with PEI:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 15 to the Grading/Earthwork Construction Contract with PEI in the amount of $2,003.76.

RECORD OF PROCEEDINGS

Landscape Improvements:

Phase I

1. *Change Order No. 29 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI") for retaining wall credits and Cobra Climber permit fees:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 29 to the Landscape Improvements Contract with EDI for retaining wall credits and Cobra Climber permit fees for a deduction in the amount of ($42,307.94).

2. *Change Order No. 30 to the Landscape Improvements Contract with EDI for grading repair work at the north and south monuments and grading, seeding, and hydro-mulching near the pedestrian bridge and the concrete structure in the canal:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 30 to the Landscape Improvements Contract with EDI for grading repair work at the north and south monuments and grading, seeding, and hydro-mulching near the pedestrian bridge and the concrete structure in the canal in the amount of $3,104.37.

3. *Pay Application No. 21 to the Landscape Improvements Contract with EDI:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 21 to the Landscape Improvements Contract with EDI in the amount of $37,917.58.

Phase III

1. *Change Order No. 9 to the Landscape Improvements Contract with EDI for secondary monument credits, pocket park north and pocket park south permit fees, and costs for groundcover additions near 10th Drive and the pedestrian bridge:*

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Landscape Improvements Contract with EDI for secondary monument credits, pocket park north and pocket park south permit fees, and costs for groundcover additions near 10th Drive and the pedestrian bridge for a deduction in the amount of ($22,074.94).

2. *Pay Application No. 8 to the Landscape Improvements Contract with EDI:*

Following discussion, upon motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 8 to the Landscape Improvements Contract with EDI in the amount of $56,428.88.

Engineers Report:
Mr. Marrocco presented the Engineer's Report to the Board.

LEGAL MATTERS

Inclusions and Exclusions Needed in 2021 to Effectuate the Intent of the Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5 and the Service Plans for the Proposed Sky Ranch Metropolitan District Nos. 6, 7 and 8, and the Next Phase of Development:
Attorney Meintzer discussed potential inclusions and exclusions needed in 2021 to effectuate the intent of the Amended and Restated Service Plans for Sky Ranch Metropolitan District Nos. 3, 4 and 5 and the Service Plans for the proposed Sky Ranch Metropolitan District Nos. 6, 7 and 8, and the next phase of development to the Board. No action was taken.

Conveyance of Certain Real Property:

1. **Vacation of the 12-foot Trail Easement on TRACT L, SKY RANCH SUBDIVISION FILING NO. 1, recorded July 20, 2018 in the Real Property Records of Arapahoe County, Colorado (the "County") under Reception No. D8071296:**

The Board acknowledged that the twelve-foot trail easement on Tract L, SKY RANCH SUBDIVISION FILING NO. 1, recorded July 20, 2018 in the real property records of the County under Reception No. D8071296 would be vacated.

2. **TRACT A AND LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the Real Property Records of the County:**

The Board acknowledged that upon the recordation of the SKY RANCH SUBDIVISION FILING NO. 3 PLAT, Tract L of SKY RANCH SUBDIVISION FILING NO. 1 will be reconfigured into Tract A and Lots 1 through 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the real property records of the County.

3. **Conveyance of LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the Real Property Records of the County, from Sky Ranch Metropolitan District No 5 ("District No. 5") to PCY Holdings, LLC, a Colorado Limited Liability Company ("PCY"):**

Attorney Meintzer explained the need for the conveyance of LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3 from District No. 5 to PCY.

a. **Real Property Conveyance Agreement (the "Conveyance Agreement") by and between the CAB, District No. 5, and PCY:**

Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Conveyance Agreement by and between the CAB, District No. 5, and PCY and authorized any necessary actions related thereto.

b. **Special Warranty Deed Conveying LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the Real Property Records of the County, from District No. 5 to PCY:**

The Board acknowledged the Special Warranty Deed conveying LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1, SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the real property records of the County, from District No. 5 to PCY and authorized any necessary actions related thereto.

4. **Conveyance of Certain Tracts from District No. 5 to the CAB:** Attorney Meintzer explained the need for the conveyance of certain tracts from District No. 5 to the CAB.

RECORD OF PROCEEDINGS

a. Conveyance Agreement by and between the CAB, District No. 5, and PCY:

Following discussion, the Board acknowledged its previous approval (earlier in the meeting) of the Conveyance Agreement by and between the CAB, District No. 5, and PCY.

b. Special Warranty Deed Conveying Certain Tracts on SKY RANCH SUBDIVISION FILING NO. 1, recorded July 20, 2018 in the Real Property Records of the County under Reception No. D8071296; SKY RANCH SUBDIVISION FILING NO. 2, recorded June 24, 2019 in the Real Property Records of the County under Reception No. D9060421; and SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the Real Property Records of the County, from District No. 5 to the CAB:

Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved the Special Warranty Deed conveying certain tracts on SKY RANCH SUBDIVISION FILING NO. 1, recorded July 20, 2018 in the real property records of the County under Reception No. D8071296; SKY RANCH SUBDIVISION FILING NO. 2, recorded June 24, 2019 in the real property records of the County under Reception No. D9060421; and SKY RANCH SUBDIVISION FILING NO. 3, to be recorded in the real property records of the County, from District No. 5 to the CAB and authorized any necessary actions related thereto.

Executive Session Pursuant to Sections 24-6-402(4)(a) and (b), C.R.S.:

It was determined that an Executive Session was not necessary.

COMMUNITY MANAGEMENT

Community Manager's Report:

The Board reviewed the Community Manager's Report.

OTHER BUSINESS

Confirm Quorum for February 12, 2021 Board Meeting:

The Board confirmed a quorum for the February 12, 2021 Board Meeting.

RECORD OF PROCEEDINGS

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director McNeill, seconded by Director Knopinski, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By: _____
Secretary for the Meeting

SKY RANCH COMMUNITY AUTHORITY BOARD

FINANCIAL STATEMENTS

DECEMBER 31, 2020

SKY RANCH COMMUNITY AUTHORITY BOARD
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2020

	General	Operations and Maintenance Fee	Debt Service	Capital Projects	Total
ASSETS					
Cash - Central Bank & Trust	$ 508,915	$ 98,957	$ -	$ 107,416	$ 715,288
UMB - 2019A Project Fund	-	-	-	4,624	4,624
UMB - 2019A Reserve Fund	-	-	915,089	-	915,089
UMB - 2019A Bond Fund	-	-	870,802	-	870,802
UMB - 2019B Project Fund	-	-	-	749	749
UMB - 2019A Revenue Fund	-	-	1,184	-	1,184
UMB - 2019A Surplus Fund	-	-	217,571	-	217,571
Due from other districts	1,017	-	1,053	-	2,070
Accounts receivable	70,932	41,219	-	-	112,151
Prepaid insurance	4,072	-	-	-	4,072
Deposits (SEMSWA)	-	-	-	137,838	137,838
TOTAL ASSETS	$ 584,936	$ 140,176	$ 2,005,699	$ 250,627	$ 2,981,438
LIABILITIES AND FUND BALANCES					
CURRENT LIABILITIES					
Accounts payable	$ 37,932	$ 6,891	$ -	$ 463,297	$ 508,120
Retainage payable	-	-	-	152,484	152,484
Total Liabilities	37,932	6,891	-	615,781	660,604
FUND BALANCES					
Total Fund Balances	547,004	133,285	2,005,699	(365,154)	2,320,834
TOTAL LIABILITIES AND FUND BALANCES	$ 584,936	$ 140,176	$ 2,005,699	$ 250,627	$ 2,981,438

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended December 31, 2020, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

GENERAL FUND

	Amended Budget	Year to Date Actual	Variance
REVENUES			
Public improvement fees	$ 150,000	$ 191,815	$ 41,815
Interest income	50	36	(14)
Transfer from Sky Ranch MD No. 1	45,386	45,435	49
Transfer from Sky Ranch MD No. 5	173,810	174,041	231
TOTAL REVENUES	369,246	411,327	42,081
EXPENDITURES			
Audit	4,900	4,900	-
Dues	966	966	-
Insurance	13,892	13,892	-
Legal	100,000	101,845	(1,845)
Office supplies	146	146	-
Accounting	68,000	68,926	(926)
CAB management	26,436	22,442	3,994
Election expense	10,000	9,131	869
Contingency	9,660	420	9,240
TOTAL EXPENDITURES	234,000	222,668	11,332
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	135,246	188,659	53,413
OTHER FINANCING SOURCES (USES)			
Transfers to other fund	(26,550)	(26,550)	-
TOTAL OTHER FINANCING SOURCES (USES)	(26,550)	(26,550)	-
NET CHANGE IN FUND BALANCES	108,696	162,109	53,413
FUND BALANCES - BEGINNING	384,895	384,895	-
FUND BALANCES - ENDING	$ 493,591	$ 547,004	$ 53,413

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SKY RANCH COMMUNITY AUTHORITY BOARD
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

OPERATIONS AND MAINTENANCE FEE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Design review fees	$ -	$ 675	$ 675
O&M fees	56,175	268,773	212,598
Administrative fee	69,075	19,400	(49,675)
Other revenue	-	1,096	1,096
TOTAL REVENUES	125,250	289,944	164,694
EXPENDITURES			
Community management	-	6,336	(6,336)
Fee billing and collection	11,400	16,468	(5,068)
Landscaping	94,150	32,000	62,150
Covenant control	25,205	7,817	17,388
Detention ponds	20,000	-	20,000
Fencing	2,500	-	2,500
Parks and trails	32,009	-	32,009
Monuments	5,000	-	5,000
Mailboxes	750	-	750
Operations and maintenance reserve	17,081	-	17,081
Status letter processing	-	9,629	(9,629)
Utilities	53,000	110,959	(57,959)
TOTAL EXPENDITURES	261,095	183,209	77,886
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(135,845)	106,735	242,580
OTHER FINANCING SOURCES (USES)			
Transfers from other funds	135,845	26,550	(109,295)
TOTAL OTHER FINANCING SOURCES (USES)	135,845	26,550	(109,295)
NET CHANGE IN FUND BALANCES	-	133,285	133,285
FUND BALANCES - BEGINNING	-	-	-
FUND BALANCES - ENDING	$ -	$ 133,285	$ 133,285

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SUPPLEMENTARY INFORMATION

SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

DEBT SERVICE FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	$ 24,000	$ 10,083	$ (13,917)
Transfer from Sky Ranch MD No. 1	229,153	227,190	(1,963)
TOTAL REVENUES	253,153	237,273	(15,880)
EXPENDITURES			
Paying agent fees	5,000	7,500	(2,500)
Bond interest	590,808	590,808	-
Contingency	50,192	-	50,192
TOTAL EXPENDITURES	646,000	598,308	47,692
NET CHANGE IN FUND BALANCES	(392,847)	(361,035)	31,812
FUND BALANCES - BEGINNING	2,756,000	2,366,734	(389,266)
FUND BALANCES - ENDING	$ 2,363,153	$ 2,005,699	$ (357,454)

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SKY RANCH COMMUNITY AUTHORITY BOARD
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2020

CAPITAL PROJECTS FUND

	Annual Budget	Year to Date Actual	Variance
REVENUES			
Interest income	$ -	$ 81	$ 81
Other revenue	-	15,750	15,750
TOTAL REVENUES	-	15,831	15,831
EXPENDITURES			
Legal	666,800	36,828	629,972
Engineering and management	1,274,900	711,148	563,752
Streets - grading/erosion control	2,391,200	43,617	2,347,583
Planning and engineering	30,800	-	30,800
Promotional activities	99,900	-	99,900
General site work	351,300	-	351,300
Interchange	441,700	-	441,700
Fees, permits and administration	801,900	38,280	763,620
Planning	269,600	-	269,600
Survey	231,200	73,265	157,935
Geotech	209,400	74,028	135,372
Dry utilities	1,373,000	2,738	1,370,262
Warranty and turnover	101,500	-	101,500
Project management fee	300,000	-	300,000
Bond issue costs	-	2,141	(2,141)
Streets	2,140,000	772,292	1,367,708
Storm sewer	3,020,400	228,909	2,791,491
Sanitary sewer	1,578,000	14,681	1,563,319
CAB management	25,000	33,663	(8,663)
Landscaping	1,892,400	1,635,649	256,751
Water	1,777,700	11,178	1,766,522
TOTAL EXPENDITURES	18,976,700	3,678,417	15,298,283
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(18,976,700)	(3,662,586)	15,314,114
OTHER FINANCING SOURCES (USES)			
Developer advance	18,976,700	5,019,820	(13,956,880)
TOTAL OTHER FINANCING SOURCES (USES)	18,976,700	5,019,820	(13,956,880)
NET CHANGE IN FUND BALANCES	-	1,357,234	1,357,234
FUND BALANCES - BEGINNING	-	(1,722,388)	(1,722,388)
FUND BALANCES - ENDING	$ -	$ (365,154)	$ (365,154)

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SKY RANCH COMMUNITY AUTHORITY BOARD
Schedule of Cash Position
December 31, 2020
Updated as of January 27, 2021

	General Fund	O&M Fee Fund	Debt Service Fund	Capital Projects Fund	Total
Central Bank & Trust - Checking Account					
Balance as of 12/31/20	508,915.49	98,957.40	-	107,416.35	715,289.24
Subsequent activities:					
01/04/21 - PIF	24,380.54	-	-	-	24,380.54
01/06/21 - O&M Fees	-	120.00	-	-	120.00
01/08/21 - O&M Fees	-	4,513.90	-	-	4,513.90
01/08/21 - Checks 1074-1086	(26,745.58)	(119.22)	-	(453,410.77)	(480,275.57)
01/08/21 - Tax Distribution - Sky Ranch MD #1	210.53	-	1,052.69	-	1,263.22
01/08/21 - Tax Distribution - Sky Ranch MD #5	806.40	-	-	-	806.40
01/12/21 - Developer Advance	-	-	-	452,473.47	452,473.47
01/13/21 - O&M Fees	-	640.26	-	-	640.26
01/14/21 - O&M Fees	-	250.00	-	-	250.00
01/15/21 - O&M Fees	-	18,748.35	-	-	18,748.35
01/19/21 - O&M Fees	-	140.65	-	-	140.65
01/20/21 - O&M Fees	-	150.00	-	-	150.00
01/21/21 - O&M Fees	-	1,142.97	-	-	1,142.97
01/21/21 - PIF	12,896.56	-	-	-	12,896.56
01/22/21 - O&M Fees	-	3,458.71	-	-	3,458.71
01/25/21 - O&M Fees	-	303.33	-	-	303.33
01/26/21 - O&M Fees	-	150.00	-	-	150.00
01/27/21 - O&M Fees	-	1,015.81	-	-	1,015.81
Anticipated Transfer from GF to CPF	*(400,000.00)*	-	-	*400,000.00*	-
Anticipated Developer Advance Repayment	-	-	-	*(400,000.00)*	*(400,000.00)*
Anticipated Transfer to UMB	-	-	*(1,052.69)*	-	*(1,052.69)*
Anticipated balance	120,463.94	129,472.16	-	106,479.05	356,415.15
UMB - 2019A Revenue Fund					
Balance as of 12/31/20	-	-	1,184.00	-	1,184.00
Subsequent activities:					
Anticipated Deposit (Transfer from CBT Checking)	-	-	*1,052.69*	-	*1,052.69*
Anticipated balance	-	-	2,236.69	-	2,236.69
UMB - 2019A Bond Fund					
Balance as of 12/31/20	-	-	870,802.22	-	870,802.22
Subsequent activities:					
None	-	-	-	-	-
Anticipated balance	-	-	870,802.22	-	870,802.22
UMB - 2019A Reserve Fund					
Balance as of 12/31/20	-	-	915,089.17	-	915,089.17
Subsequent activities:					
None	-	-	-	-	-
Anticipated balance	-	-	915,089.17	-	915,089.17
UMB - 2019A Surplus Fund					
Balance as of 12/31/20	$ -	$ -	$ 217,570.59	$ -	$ 217,570.59
Subsequent activities:					
None	-	-	-	-	-
Anticipated balance	-	-	217,570.59	-	217,570.59
UMB - 2019A Project Fund					
Balance as of 12/31/20	-	-	-	4,624.09	4,624.09
Subsequent activities:					
None	-	-	-	-	-
Anticipated balance	-	-	-	4,624.09	4,624.09
UMB - 2019B Project Fund					
Balance as of 12/31/20	-	-	-	749.34	749.34
Subsequent activities:					
None	-	-	-	-	-
Anticipated balance	-	-	-	749.34	749.34
Anticipated balance	$ 120,463.94	$ 129,472.16	$ 2,005,698.67	$ 111,852.48	$ 2,367,487.25

Current Yield (as of 12/31/20)
UMB invested in ColoTrust Prime - 0.06%

The accompanying financial statements of Sky Ranch Community Authority Board as of and for the period ended December 31, 2020, were not subjected to an audit, review, or compilation by CLA and, we do not express an opinion, conclusion, nor provide any assurance on them. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances – governmental funds have been omitted.

Sky Ranch Community Authority Board
Accounts Receivables Summry
December 31, 2020

	Fees Billed YTD	Outstanding AR
O&M Fees		
KB Homes	45,697.40	13,311.48
Richmond	97,789.23	18,748.35
Taylor Morrison	55,888.51	11,536.45
Homeowners	89,892.45	(2,377.60)
Total O&M	289,267.59	41,218.68
PIF		
KB Homes	74,265.14	17,942.41
Richmond	53,059.65	24,380.54
Taylor Morrison	64,490.30	28,609.53
Total PIF	191,815.09	70,932.48

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PIF information on this page is provided by the Developer.

Sky Ranch Community Authority Board
Accounts Receivables - O&M Fees
December 31, 2020

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
O&M Fees - Homebuilders														
KB Homes		-	-	17,009.95	-	-	8,831.78	-	-	6,175.93	-	-	13,679.74	45,697.40
Richmond		-	-	33,072.11	-	-	23,943.90	-	-	22,024.87	-	-	18,748.35	97,789.23
Taylor Morrison		-	-	16,717.15	-	-	11,530.57	-	-	13,350.02	-	-	14,290.77	55,888.51
Amount Due		-	-	66,799.21	-	-	44,306.25	-	-	41,550.82	-	-	46,718.86	199,375.14
Payment Received														
KB Homes		-	-	(600.00)	-	(17,309.95)	(368.26)		-	-	(8,831.78)	(6,175.93)	-	(33,285.92)
Richmond		-	-	-	-	-	(480.00)	(16,466.77)	(64,711.01)	-	-	(19,883.10)	-	(101,540.88)
Taylor Morrison		-	-	-	(20,467.15)	-	(590.79)	157.96	(10,714.78)	-	-	(4,171.56)	(12,315.74)	(48,102.06)
Total Amount Received		-	-	(600.00)	(20,467.15)	(17,309.95)	(1,439.05)	(16,308.81)	(75,425.79)	-	(8,831.78)	(30,230.59)	(12,315.74)	(182,928.86)
O&M Fees AR - Homebuilders (1)	**Balance as of 12/31/2019**													
KB Homes	900.00	-	-	16,409.95	-	(17,309.95)	8,463.52	-	-	6,175.93	(8,831.78)	(6,175.93)	13,679.74	13,311.48
Richmond	22,500.00	-	-	33,072.11	-	-	23,463.90	(16,466.77)	(64,711.01)	22,024.87	-	(19,883.10)	18,748.35	18,748.35
Taylor Morrison	3,750.00	-	-	16,717.15	(20,467.15)	-	10,939.78	157.96	(10,714.78)	13,350.02	-	(4,171.56)	1,975.03	11,536.45
Total O&M Fees AR	27,150.00	-	-	66,199.21	(20,467.15)	(17,309.95)	42,867.20	(16,308.81)	(75,425.79)	41,550.82	(8,831.78)	(30,230.59)	34,403.12	43,596.28
O&M Fees - Homeowners														
O&M Fees		1,377.29	712.05	375.87	12,449.83	744.48	661.49	19,809.92	-	3,762.73	29,203.79	-	300.00	69,397.45
Transfer Fees		1,200.00	1,100.00	200.00	2,000.00	900.00	900.00	2,500.00	-	3,600.00	2,000.00	-	5,000.00	19,400.00
Late Fee		-	165.00	-	-	255.00	(15.00)	-	-	-	-	720.00	(30.00)	1,095.00
Amount Due		2,577.29	1,977.05	575.87	14,449.83	1,899.48	1,546.49	22,309.92	-	7,362.73	31,203.79	720.00	5,270.00	89,892.45
Payment Received		(7,007.00)	(4,259.21)	(3,377.67)	(7,548.72)	(3,610.16)	(5,866.22)	(9,522.29)	(6,164.30)	(12,640.70)	(14,191.91)	(15,406.42)	(7,760.77)	(97,355.37)
Total O&M Fees AR - Homeowners	5,085.32	(4,429.71)	(2,282.16)	(2,801.80)	6,901.11	(1,710.68)	(4,319.73)	12,787.63	(6,164.30)	(5,277.97)	17,011.88	(14,686.42)	(2,490.77)	(2,377.60)
Total O&M Fees Billed		2,577.29	1,977.05	67,375.08	14,449.83	1,899.48	45,852.74	22,309.92	-	48,913.55	31,203.79	720.00	51,988.86	289,267.59
Total Payments Received		(7,007.00)	(4,259.21)	(3,977.67)	(28,015.87)	(20,920.11)	(7,305.27)	(25,831.10)	(81,590.09)	(12,640.70)	(23,023.69)	(45,637.01)	(20,076.51)	(280,284.23)
Total Outstanding		(4,429.71)	(2,282.16)	63,397.41	(13,566.04)	(19,020.63)	38,547.47	(3,521.18)	(81,590.09)	36,272.85	8,180.10	(44,917.01)	31,912.35	**8,983.36**
													Beginning AR Balance	32,235.32
													Total AR Balance	**41,218.68**

Note 1: The beginning balance of O&M fees AR includes the estimated O&M fees for Q4 2019, which is $11,500.00

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Sky Ranch Community Authority Board
Accounts Receivables - Public Improvement Fees
December 31, 2020

Billing Category/Builder		January	February	March	April	May	June	July	August	September	October	November	December	Total
PIF														
KB Homes		-	9,141.73	-	-	7,444.12	5,045.85	10,262.08	12,795.23	-	16,679.57	-	12,896.56	74,265.14
Richmond		-	3,717.63	-	-	10,618.11	7,373.47	6,009.57	5,327.71	-	13,624.20	-	6,388.96	53,059.65
Taylor Morrison		-	11,211.31	-	-	12,628.00	2,529.62	2,480.04	9,561.42	-	12,315.74	-	13,764.17	64,490.30
Amount Due		-	24,070.67	-	-	30,690.23	14,948.94	18,751.69	27,684.36	-	42,619.51	-	33,049.69	191,815.09
Payment Received														
KB Homes		-	-	(68,224.35)	-	-	-	-	-	-	(23,057.31)	(7,444.12)	(16,679.57)	(115,405.35)
Richmond		(6,681.84)	(71,880.04)	(3,717.63)	-	-	-	-	(6,009.57)	(5,327.71)	-	(13,624.20)	-	(107,240.99)
Taylor Morrison		-	-	(82,409.55)	-	-	-	(12,628.00)	(2,480.04)	-	(9,561.42)	-	-	(107,079.01)
Total Amount Received		(6,681.84)	(71,880.04)	(154,351.53)	-	-	-	(12,628.00)	(8,489.61)	(5,327.71)	(32,618.73)	(21,068.32)	(16,679.57)	(329,725.35)
PIF AR	**Balance as of 12/31/2019**													
KB Homes	59,082.62	-	9,141.73	(68,224.35)	-	7,444.12	5,045.85	10,262.08	12,795.23	-	(6,377.74)	(7,444.12)	(3,783.01)	17,942.41
Richmond	78,561.88	(6,681.84)	(68,162.41)	(3,717.63)	-	10,618.11	7,373.47	6,009.57	(681.86)	(5,327.71)	13,624.20	(13,624.20)	6,388.96	24,380.54
Taylor Morrison	71,198.24	-	11,211.31	(82,409.55)	-	12,628.00	2,529.62	(10,147.96)	7,081.38	-	2,754.32	-	13,764.17	28,609.53
Total PIF AR	208,842.74	(6,681.84)	(47,809.37)	(154,351.53)	-	30,690.23	14,948.94	6,123.69	19,194.75	(5,327.71)	10,000.78	(21,068.32)	16,370.12	70,932.48
Total PIF Billed		-	24,070.67	-	-	30,690.23	14,948.94	18,751.69	27,684.36	-	42,619.51	-	33,049.69	191,815.09
Total Payments Received		(6,681.84)	(71,880.04)	(154,351.53)	-	-	-	(12,628.00)	(8,489.61)	(5,327.71)	(32,618.73)	(21,068.32)	(16,679.57)	(329,725.35)
Total Outstanding		(6,681.84)	(47,809.37)	(154,351.53)	-	30,690.23	14,948.94	6,123.69	19,194.75	(5,327.71)	10,000.78	(21,068.32)	16,370.12	**(137,910.26)**
													Beginning AR Balance	208,842.74
													Total AR Balance	**70,932.48**

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Information on this page is provided by the Developer.

Sky Ranch Metropolitan District No. 1
Property Taxes Reconciliation
2020

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ 2,041.04	$ -	$ 1,536.65	$ -	$ (30.62)	$ 3,547.07	0.79%	0.79%	$ 6.26	0.73%	0.73%
February	21,175.79	-	1,606.28	-	(317.64)	22,464.43	8.20%	8.99%	3.65	0.00%	0.73%
March	7,398.77	-	1,416.42	-	(110.98)	8,704.21	2.87%	11.86%	2.72	0.00%	0.73%
April	132,167.02	-	939.59	-	(1,982.51)	131,124.10	51.19%	63.05%	390.08	85.03%	85.76%
May	45,668.27	-	1,289.81	-	(685.02)	46,273.06	17.69%	80.73%	44.74	9.18%	94.94%
June	49,750.35	-	1,678.17	-	(746.26)	50,682.26	19.27%	100.00%	3.19	0.00%	94.94%
July	-	-	1,984.41	-	-	1,984.41	0.00%	100.00%	2.81	0.00%	94.94%
August	-	-	1,515.46	-	-	1,515.46	0.00%	100.00%	3.36	0.00%	94.94%
September	-	-	1,772.18	-	-	1,772.18	0.00%	100.00%	3.16	0.00%	94.94%
October	-	-	1,876.83	-	-	1,876.83	0.00%	100.00%	2.82	0.00%	94.94%
November	-	-	1,418.39	-	-	1,418.39	0.00%	100.00%	3.48	0.00%	94.94%
December	-	-	1,263.22	-		1,263.22	0.00%	100.00%	3.03	0.00%	94.94%
	$ 258,201.24	$ -	$ 18,297.41	$ -	$ (3,873.03)	$ 272,625.62	100.00%	100.00%	$ 469.30	94.94%	94.94%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 43,031.00	16.67%	$ 43,031.39	100.00%
Debt Service Fund	215,168.00	83.33%	215,169.85	100.00%
	$ 258,199.00	100.00%	$ 258,201.24	100.00%
Specific Ownership Tax				
General Fund	$ 3,442.00	16.67%	$ 3,049.43	88.59%
Debt Service Fund	17,213.00	83.33%	15,247.98	88.58%
	$ 20,655.00	100.00%	$ 18,297.41	88.59%
Treasurer's Fees				
General Fund	$ 645.00	16.67%	$ 645.47	100.07%
Debt Service Fund	3,228.00	83.33%	3,227.56	99.99%
	$ 3,873.00	100.00%	$ 3,873.03	100.00%

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Sky Ranch Metropolitan District No. 5
Property Taxes Reconciliation
2020

	Current Year								Prior Year		
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
							Monthly	Y-T-D		Monthly	Y-T-D
January	$ -	$ -	$ 980.95	$ -	$ -	$ 980.95	0.00%	0.00%	$ 640.00	0.00%	0.00%
February	-	-	1,025.40	-	-	1,025.40	0.00%	0.00%	6,768.51	5.93%	5.93%
March	161,858.63	-	904.20	-	(2,427.88)	160,334.95	98.20%	98.20%	598.74	0.00%	5.93%
April	2,969.79	-	599.81	-	(44.55)	3,525.05	1.80%	100.00%	95,071.27	94.07%	100.00%
May	-	-	823.38	-	-	823.38	0.00%	100.00%	633.96	0.00%	100.00%
June	-	-	1,071.30	-	-	1,071.30	0.00%	100.00%	702.72	0.00%	100.00%
July	-	-	1,266.79	-	-	1,266.79	0.00%	100.00%	618.35	0.00%	100.00%
August	-	-	967.42	-	-	967.42	0.00%	100.00%	739.38	0.00%	100.00%
September	-	-	1,131.31	-	-	1,131.31	0.00%	100.00%	696.47	0.00%	100.00%
October	-	-	1,198.12	-	-	1,198.12	0.00%	100.00%	621.19	0.00%	100.00%
November	-	-	905.46	-	-	905.46	0.00%	100.00%	767.20	0.00%	100.00%
December	-	-	806.40	-		806.40	0.00%	100.00%	668.19	0.00%	100.00%
	$ 164,828.42	$ -	$ 11,680.54	$ -	$ (2,472.43)	$ 174,036.53	100.00%	100.00%	$ 108,525.98	100.00%	100.00%

	Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
Property Tax				
General Fund	$ 164,828.00	100.00%	$ 164,828.42	100.00%
	$ 164,828.00	100.00%	$ 164,828.42	100.00%
Specific Ownership Tax				
General Fund	$ 13,186.00	100.00%	$ 11,680.54	88.58%
	$ 13,186.00	100.00%	$ 11,680.54	88.58%
Treasurer's Fees				
General Fund	$ 2,472.00	100.00%	$ (2,472.43)	100.02%
	$ 2,472.00	100.00%	$ (2,472.43)	100.02%

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Sky Ranch Community Authority Board
Developer Advance Summary
December 31, 2020

Typle of Advance	Principal Balance	Accrued Interest	Total Outstanding Developer Advances
Project Management Fee	$ 1,176,277.65	$ 130,869.55	$ 1,307,147.20
BMPs & Erosion Control/Inspection Services	599,302.10	80,108.73	679,410.83
Advances to CAB for Capital Projects	18,316,642.86	1,035,029.44	19,351,672.30
Total Advances Due	$ 20,092,222.61	$ 1,246,007.72	$ 21,338,230.33

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Sky Ranch Community Authority Board
Developer Advance - Project Management
December 31, 2020

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$ 1,176,277.65**	**$ 60,292.89**	**$ -**	**$ -**	**$ 1,236,570.54**
Accrued Interest	-	64,695.27	-	-	1,301,265.81
Total 2020 Advances (Repayments)	-	70,576.66	-	-	
Outstanding Balance as of 12/31/20 (Net of Repayments)	$ 1,176,277.65	$ 130,869.55			$ 1,307,147.20

Sky Ranch Community Authority Board
Developer Advance - BMP & Inspection Services
December 31, 2020

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$ 599,302.10**	**$ 44,150.60**	**$ -**	**$ -**	**$ 643,452.70**
Accrued Interest	-	35,958.13	-	-	679,410.83
Total 2020 Advances (Repayments)	-	35,958.13	-	-	
Outstanding Balance as of 12/31/20 (Net of Repayments)	$ 599,302.10	$ 80,108.73			$ 679,410.83

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Sky Ranch Community Authority Board
Developer Advance - Capital Projects
December 31, 2020

Date	Developer Advances	Interest Accrued	Repay Developer Advances Principal	Repay Developer Advances Interest	Outstanding balance
Beginning Balance as of 12/31/19	**$13,296,822.82**	**$ 83,089.35**	**$ -**	**$ -**	**$ 13,379,912.17**
01/14/2020	673,452.78	-	-	-	14,053,364.95
02/21/2020	854,874.78	-	-	-	14,908,239.73
04/14/2020	558,410.60	-	-	-	15,466,650.33
05/12/2020	22,189.04	-	-	-	15,488,839.37
06/18/2020	272,414.83	-	-	-	15,761,254.20
07/14/2020	373,801.01	-	-	-	16,135,055.21
08/18/2020	563,315.86	-	-	-	16,698,371.07
09/16/2020	524,996.95	-	-	-	17,223,368.02
10/20/2020	593,340.56	-	-	-	17,816,708.58
11/20/2020	262,297.90	-	-	-	18,079,006.48
12/18/2020	320,725.73	-	-	-	18,399,732.21
Accrued Interest	-	951,940.09	-	-	19,351,672.30
Total 2020 Advances (Repayments)	5,019,820.04	951,940.09	-	-	
Outstanding Balance as of 12/31/20 (Net of Repayments)	$18,316,642.86	$ 1,035,029.44			$ 19,351,672.30

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1060 - McGeady Becher P.C.											
	12312020	Dec31/20	Jan1	0106	Jan1	F1-DEV	15,438.32	0.00	0.00	0.00	15,438.32
						Totals	15,438.32	0.00	0.00	0.00	15,438.32
1080 - Premier Earthworks & Infrastructure											
	PT 15	Jan11/21	Jan11	0107	Jan11	F1-DEV	2,003.76	0.00	0.00	0.00	2,003.76
	PT 28	Jan11/21	Jan11	0107	Jan11	F1-DEV	24,692.64	0.00	0.00	0.00	24,692.64
	PT 34	Jan11/21	Jan11	0107	Jan11	F1-DEV	1,315.60	0.00	0.00	0.00	1,315.60
						Totals	28,012.00	0.00	0.00	0.00	28,012.00
1090 - MPi Designs											
	001499	Dec21/20	Dec22	0085	Jan21	F2-DEV	570.00	0.00	0.00	0.00	570.00
						Totals	570.00	0.00	0.00	0.00	570.00
1120 - IDES LLC											
	009841	Dec31/20	Jan11	0107	Dec31	F1-DEV	3,432.50	0.00	0.00	0.00	3,432.50
	009842	Dec31/20	Jan11	0107	Dec31	F2-DEV	1,732.50	0.00	0.00	0.00	1,732.50
						Totals	5,165.00	0.00	0.00	0.00	5,165.00
1125 - Westwood Professional Services Inc											
	1210100524	Jan18/21	Jan11	0107	Jan18	F2-DEV	81,951.25	0.00	0.00	0.00	81,951.25
						Totals	81,951.25	0.00	0.00	0.00	81,951.25
1170 - PCS Group Inc.											
	011774	Jan04/21	Jan11	0107	Jan4	F2-DEV	12,343.75	0.00	0.00	0.00	12,343.75
						Totals	12,343.75	0.00	0.00	0.00	12,343.75
1195 - LSC Transportation											
	059472	Jan11/21	Jan11	0107	Jan11	F2-DEV	921.70	0.00	0.00	0.00	921.70
						Totals	921.70	0.00	0.00	0.00	921.70
1225 - CMS Environmental Solutions LLC											
	113791	Jan01/21	Jan1	0101	Jan31	F1-DEV	375.00	0.00	0.00	0.00	375.00
	113890	Jan06/21	Jan6	0110	Jan6	F2-DEV	195.00	0.00	0.00	0.00	195.00
	115040	Feb01/21	Feb1	0111	Feb1	F1-DEV	375.00	0.00	0.00	0.00	375.00
						Totals	945.00	0.00	0.00	0.00	945.00

NOTE : * indicates partial payment
+ indicates separate cks/inv

Supplier	Invoice	Invoice Date	Date of Rec	PJ No.	Due Date	Our Reference	Gross Amount	Discount Amount	Retention Amount	FST Amount	Amount to Pay
PAYABLE INVOICES											
1230 - Enviromental Designs											
	136506	Dec28/20	Dec28	0103	Jan28	F1-DEV	39,913.24	0.00	1,995.66	0.00	37,917.58
	PT8	Dec01/20	Dec1	0102	Dec1	F1-DEV	59,398.82	0.00	2,969.94	0.00	56,428.88
						Totals	99,312.06	0.00	4,965.60	0.00	94,346.46
1242 - CliftonLarsonAllen LLP											
	2718244	Jan11/21	Jan11	0107	Jan11		4,896.88	0.00	0.00	0.00	4,896.88
	2718245	Jan11/21	Jan11	0107	Jan11		2,814.00	0.00	0.00	0.00	2,814.00
	2718246	Jan11/21	Jan11	0107	Jan11		725.14	0.00	0.00	0.00	725.14
	2718247	Jan11/21	Jan11	0107	Jan11		439.16	0.00	0.00	0.00	439.16
	2719779	Jan11/21	Jan11	0107	Jan11		1,873.99	0.00	0.00	0.00	1,873.99
						Totals	10,749.17	0.00	0.00	0.00	10,749.17
1261 - Hilltop Securities Inc											
	102847	Dec16/20	Dec16	0099	Dec16		7,350.00	0.00	0.00	0.00	7,350.00
						Totals	7,350.00	0.00	0.00	0.00	7,350.00
1262 - Studio Lightning											
	000204	Dec21/20	Dec21	0104	Dec21	F2-DEV	3,400.00	0.00	0.00	0.00	3,400.00
						Totals	3,400.00	0.00	0.00	0.00	3,400.00
1265 - Paul R Clark Masonry											
	000630	Jan01/21	Jan1	0108	Jan1	F1-DEV	2,794.00	0.00	0.00	0.00	2,794.00
						Totals	2,794.00	0.00	0.00	0.00	2,794.00
1266 - CDPHE											
	APCD-223	Jan27/21	Jan27	0109	Jan27	F2-DEV	286.63	0.00	0.00	0.00	286.63
						Totals	286.63	0.00	0.00	0.00	286.63
1267 - Colorado Geological Survey											
	21-114	Feb01/21	Feb1	0112	Feb1	F2-DEV	270.76	0.00	0.00	0.00	270.76
						Totals	270.76	0.00	0.00	0.00	270.76
						Totals	269,509.64	0.00	4,965.60	0.00	264,544.04

NOTE : * indicates partial payment
+ indicates separate cks/inv

Sky Ranch CAB – Project Manager Board Report
Date: 02/12/21

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utility and Streets – complete and under acceptance; performing minor repairs and maintenance; contract close-out administration
- Dirt Shortage – ongoing balance with Builders
- Landscaping –Phase 1 construction complete; Phase 2 and 3 install ongoing
- Insurance – finalizing schedule of items for coverage
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – responding to 1st round comments
- Grading – precon approved, grading start asap pending final contracts
- I70 Interchange – next meeting 3/2
- School status
- District #3 boundary revision
- Sub-association and alley maintenance
- Regional improvement cost allocation

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

- EDI Phase 3 CO?
    - COR 92061 $3,758.45 – Tract L amendment trees
    - COR 92104 $4,677.71 – South pocket park play equipment revision
- PEI Grading CO#42 $4,553.00 – fine grading on KB lots and Tract L

Phase II

- CMS Environmental Solutions MSA and TO#1 $20,250 – GESC compliance

Sky Ranch Filing 1 - CAB Contract Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
Landscaping	A-Mac Underground	4,500.00	4,500.00	0.00	4,500.00	100%	0.00	225.00
Fees, Permits and Administration	Arapahoe County	127,100.45	127,100.45	0.00	104,516.31	100%	0.00	0.00
Legal and Title	Butler Snow	425.17	425.17	0.00	0.00	100%	0.00	0.00
Erosion Control	CMS	20,000.00	9,536.25	0.00	7,841.78	48%	10,463.75	476.81
Geotech	CTL Thompson	441,894.50	441,894.50	0.00	363,375.44	100%	0.00	22,094.73
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,535,065.10	3,275,049.95	157,449.22	3,275,049.95	93%	260,015.15	163,752.50
Engineering	ERO Resources Group	580.35	580.35	0.00	477.23	100%	0.00	0.00
Erosion Control	Erosion Controls of CO	70,964.58	70,964.58	0.00	58,355.07	100%	0.00	3,548.23
Erosion Control	Ewing Irrigation & Landscape	1,163.14	1,163.14	0.00	956.46	100%	0.00	58.16
Legal and Title	Hoffman, Parker, etc	8,304.06	8,304.06	0.00	0.00	100%	0.00	0.00
District	IDES	200,000.00	192,956.81	0.00	158,670.83	96%	7,043.19	0.00
Survey	KT Engineering	551,870.00	533,975.00	0.00	439,094.40	97%	17,895.00	26,698.75
District	McGeady Becher	64,990.80	59,359.80	0.00	48,812.31	91%	5,631.00	0.00
Landscaping	MPI Designs	30,770.00	21,665.00	0.00	21,665.00	70%	9,105.00	1,083.25
Legal and Title	Otis Bedingfield & Peters	235.00	235.00	0.00	0.00	100%	0.00	0.00
Erosion Control	PEI	16,892.56	16,892.56	844.63	13,890.97	100%	0.00	0.00
Grading	PEI	1,584,766.81	1,580,213.81	0.00	821,711.18	100%	4,553.00	79,010.69
Sanitary Sewer	PEI	2,490,301.90	2,490,301.90	(3,868.07)	2,490,301.90	100%	0.00	92,944.89
Water	PEI	2,413,879.89	2,415,195.49	(897.74)	2,415,195.49	100%	(1,315.60)	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	175,606.56
Dry Utilities	PEI	196,156.66	194,841.36	(523.49)	0.00	99%	1,315.30	5,979.95
Concrete	PEI	3,648,101.78	3,648,101.78	(65,040.91)	3,648,101.78	100%	0.00	0.00
Asphalt	PEI	5,138,417.65	5,138,417.65	64,196.28	5,138,417.65	100%	0.00	0.00
District	SDMS	57,885.08	57,885.08	0.00	47,599.64	100%	(0.00)	0.00
Fees, Permits and Administration	SEMSWA	24,192.50	24,192.50	0.00	19,893.80	100%	0.00	0.00
District	Sentinel	0.00	0.00	0.00	0.00	0%	0.00	0.00
District	Sentinel	556.57	556.57	0.00	457.67	100%	0.00	0.00
Legal and Title	Spencer Fane	228.00	228.00	0.00	0.00	100%	0.00	0.00
Dry Utilities	Xcel Energy	2,368,589.22	2,368,589.22	0.00	597,189.14	100%	0.00	118,429.46
	Total	**28,221,689.42**	**27,906,983.63**	**157,449.22**	**24,887,666.62**		**314,705.79**	**765,726.04**

Sky Ranch Filing 2 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Fees, Permits and Administration	Arapahoe County	111,750.00	111,750.00	-	91,893.44	100%	-
Grading	Bemas	2,393,330.00	-	-	-	0%	2,393,330.00
Fees, Permits and Administration	CDPHE	286.63	286.63	-	235.70	100%	-
Erosion Control	CMS	20,250.00	-	-	-	0%	20,250.00
Geotech	CTL Thompson	117,821.00	31,000.00	-	25,491.69	26%	86,821.00
Engineering	CVL Consultants	1,112,035.00	728,777.23	-	599,282.74	66%	383,257.77
Engineering	ERC	15,886.00	7,886.98	-	6,485.56	50%	7,999.02
Engineering	ERO	6,000.00	4,708.52	-	3,871.88	78%	1,291.48
District	IDES	50,000.00	10,790.00	-	8,872.75	22%	39,210.00
Survey	KT Engineering	97,400.00	800.00	-	657.85	1%	96,600.00
Engineering	LSC	45,400.00	28,442.10	-	23,388.30	63%	16,957.90
Planning	MPI Designs	14,535.00	570.00	-	468.72	4%	13,965.00
Planning	PCS Group	441,000.00	262,992.11	-	216,261.74	60%	178,007.89
Fees, Permits and Administration	SEMSWA	13,465.60	13,465.60	-	11,072.93	100%	-
District	Sentinel	57.95	57.95	-	57.95	100%	-
Planning	Studio DH	5,000.00	5,000.00	-	5,000.00	100%	-
Planning	Studio Lightning	3,400.00	3,400.00	-	2,795.86	100%	-
Fees, Permits and Administration	Tri-County Health	330.00	330.00	-	271.36	100%	-
Engineering	Underground Consulting	1,000.00	1,000.00	-	822.31	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
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-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	4,448,947.18	1,211,257.12	-	996,930.79	12	3,237,690.06

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
February 12, 2021

Construction Contract Documents

Landscape Contract Phase 1 – Environmental Designs, Inc.
Change Orders
Recommend Approval:
- None

Pay Applications
- Pay Application #22 is recommended for payment: $36,797.68 ($38,734.39 District; $0.00 Non-District; $1,936.72 Retained).
    - $2,076,304.28 Billed to Date. $97,511.93 Retained. $1,978,792.34 Paid to Date.

Landscape Contract Phase 2 – Environmental Designs, Inc.
Change Orders
Recommend Approval:
- None

Pay Applications
- None

Landscape Contract Phase 3 – Environmental Designs, Inc.
Change Orders
Recommend Approval:
- Change Order 10: $3,758.45 for adding trees to the south of the waste-water treatment plant, trenching in irrigation piping, and reseed the irrigation trenches.
- Change Order 11: $4,677.71 for exchanging the matrix web playground equipment with the Calvin Caterpillar playground piece in Pocket Park South.

Pay Applications
- Pay Application #9 is recommended for payment: $76,994.50 ($81,046.85 District; $0.00 Non-District; $4,052.34 Retained).
    - $1,142,404.95 Billed to Date. $57,120.25 Retained. $1,085,284.70 Paid to Date.

Drainage and Utilities Contract – Premier Earthworks & Infrastructure
Change Orders
Recommend Approval:
- None

Pay Applications
- None

Roadways Contract – Premier Earthworks & Infrastructure
Change Orders
Recommend Approval:
- None

Pay Applications
- None

Earthwork Contract – Premier Earthworks & Infrastructure
Change Orders
Recommend Approval:

- None

Pay Applications

- None

Other Matters

- Updated Certification to Be Distributed
- RFP in Aurora Sentinel for Grading and Erosion Control services in Phase II
- Contract closeout process ongoing with PEI Grading, Utilities, and Roadways.
- Contract closeout process underway with EDI Landscape Phase I

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	10	$1,580,213.82	$1,580,213.82	$0.00
PEI - Drainage & Utilities	28	$10,259,670.46	$10,259,670.46	$0.00
PEI - Roadways	20	$8,803,411.96	$8,803,411.96	$0.00
EDI - Landscape P1	30	$2,076,304.28	$1,941,994.67	$134,309.61
EDI - Landscape P2	4	$169,603.96	$159,169.86	$10,434.10
EDI - Landscape P3	9	$1,212,815.78	$1,008,290.20	$204,525.58
Total		$24,102,020.26	$23,752,750.97	$349,269.29

Sky Ranch Community Authority Board
Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount		Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,418,885.53		$161,328.29	39	$1,580,213.82	39
2	30	$8,971,057.30		$1,288,613.16	113.5	$10,259,670.46	113.5
3	PEI - Roadways	$8,368,649.67		$434,762.29	59	$8,803,411.96	59
4	EDI - Landscape Ph 1	$1,633,252.04		$443,052.24	174	$2,076,304.28	174
5	EDI - Landscape Ph 2	$155,431.26		$14,172.70	3	$169,603.96	3
6	EDI - Landscape Ph 3	$1,293,395.48		-$80,579.70	53	$1,212,815.78	53
7							
	Total	**$21,840,671.28**		**$2,261,348.98**		**$24,102,020.26**	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,580,213.82	39	$0.00	0	$1,580,213.82	39
2	PEI - Drainage & Utilties	$10,259,670.46	114	$0.00	0	$10,259,670.46	114
3	PEI - Roadways	$8,803,411.96	59	$61,898.30	5	$8,865,310.26	64
4	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	394
5	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
6	EDI - Landscape P3	$1,212,815.78	263	$69,742.05	22	$1,282,557.83	285
7							
	Total	**$24,102,020.26**		**$431,418.89**		**$24,533,439.15**	
	Potential Total of All Change Orders					$431,418.89	

Force Account Log

#	Contractor	Original Amount		Change	New Balance
1	PEI - Grading	$0.00		$0.00	$0.00
2	PEI - Drainage & Utilities	$0.00		$0.00	$0.00
3	PEI - Roadways	$0.00		$0.00	$0.00
4	EDI - Landscape P1	$85.00		$0.00	$85.00
5	EDI - Landscape P2	$0.00		$0.00	$0.00
6	EDI - Landscape P3	$0.00		$0.00	$0.00
7					
Total				**$0.00**	**$0.00**

RESOLUTION NO. 2021-02-01

SECOND AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF SKY RANCH COMMUNITY AUTHORITY BOARD REGARDING THE IMPOSITION OF OPERATIONS AND MAINTENANCE FEES

A. The Sky Ranch Community Authority Board (the "**CAB**") is a political subdivision and public corporation of the State of Colorado, formed pursuant to Sections 29-1-203 and -203.5, C.R.S., and that certain Amended & Restated Sky Ranch Community Authority Board Establishment Agreement, dated September 18, 2018, and effective November 13, 2017 (the "**CABEA**"), by and between Sky Ranch Metropolitan District No. 1 and Sky Ranch Metropolitan District No. 5, each a quasi-municipal corporation and political subdivision of the State of Colorado located in Arapahoe County, Colorado (each a "**Sky Ranch District**" and collectively the "**Sky Ranch Districts**"), as may be amended from time to time.

B. The CABEA enables the CAB to impose and, from time to time, increase or decrease fees, rates, tolls, penalties or charges for services, programs and facilities furnished by the CAB on behalf of the Sky Ranch Districts, in accordance with the approved Service Plans for the Sky Ranch Districts and Section 32-1-1001(1)(j) and (k), C.R.S.

C. Section 32-1-1001(1)(j), C.R.S., provides that until paid, all such fees, rates, tolls, penalties or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

D. The CABEA provides that the CAB is authorized to provide for various public improvements and the operations and maintenance of such public improvements, as well as design review and covenant enforcement services (the "**Improvements and Services**") for the benefit of the Sky Ranch Districts and the residents and property owners within the Sky Ranch Districts.

E. The Board of Directors (the "**Board**") of the CAB previously adopted Resolution No. 2019-03-01, *Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees* (the "**Original Resolution**"), and Resolution No. 2019-11-03, *Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees* (the "**Amended and Restated Resolution**"), which imposed operations and maintenance fees and administrative fees on certain property within the boundaries of Sky Ranch Metropolitan District No. 1.

F. The property subject to the fees imposed by the Original Resolution and the Amended and Restated Resolution (the "**Original Lots**") was set forth in the respective Exhibits A to those documents.

G. Since the adoption of the Original Resolution and the Amended and Restated Resolution, additional lots are being developed within the boundaries of Sky Ranch Metropolitan District No. 1 (the "**Additional Lots**").

H. The property subject to the fees imposed by this *Second Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees*, including the Original Lots and the Additional Lots, is described on **Exhibit A** attached hereto and incorporated herein (the "**Property**").

I. The Property will benefit from the CAB's operation and maintenance of the Improvements and Services.

J. The CAB has determined that, to meet the costs associated with the Improvements and Services and the cost of operating and maintaining the Improvements and Services, it is necessary to impose Operations and Maintenance Fees on the Property, as set forth in the attached **Exhibit B** – Schedule of Fees, as may be amended from time to time, and Fees for Late Payment and Lien Enforcement, as set forth in the attached **Exhibit C**, as may be amended from time to time (collectively, "**CAB O&M Fees**").

K. The CAB has determined that to offset the administrative expenses incurred when property within the CAB's service area is sold or conveyed, it is necessary to impose an Administrative Fee on each residential lot on the Property.

L. The Board of the CAB desires to amend and restate in its entirety the Amended and Restated Resolution with this *Second Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees* to subject the additional Lots to the imposition of the CAB O&M Fees and Administrative Fees.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD OF ARAPAHOE COUNTY, COLORADO:

1. The Board of Directors of the CAB hereby amends and restates in its entirety the Amended and Restated Resolution with this *Second Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees*.

2. The Board of Directors of the CAB hereby finds, determines and declares that it is in the best interests of the CAB, the Sky Ranch District and their inhabitants and taxpayers, to exercise its power by imposing CAB O&M Fees and Administrative Fees (collectively, the "**Fees**") as set forth in the attached **Exhibit B** – Schedule of Fees, as may be amended from time to time.

3. The CAB hereby imposes the CAB O&M Fees as follows:

(a) For platted lots, there shall be no CAB O&M Fees imposed upon homebuilders.

(b) Upon transfer of a finished lot to a homebuilder, the CAB O&M Fees shall be imposed as follows:

(i) Commencing April 1, 2019 and continuing through December 31, 2019, homebuilders shall be charged 50% of the monthly amount of CAB O&M Fees set forth in the attached **Exhibit B**, billed quarterly.

(ii) Commencing January 1, 2020, homebuilders shall be charged the monthly amount of CAB O&M Fees set forth in the attached **Exhibit B**, billed quarterly.

(c) Upon the sale or transfer of a residential unit from a homebuilder to an owner or from an owner to another owner, the CAB O&M Fees shall be charged in the monthly amount set forth in the attached **Exhibit B**, billed quarterly;

(d) The CAB reserves the right to amend this Resolution in the future to increase or decrease the amount of the CAB O&M Fee.

4. Administrative Fees shall be payable upon any sale, transfer, refinance or re-sale of any residential lot as follows:

(a) The Administrative Fee shall be $100 per initial sale or transfer of a residential unit from a homebuilder to an owner;

(b) The Administrative Fee shall be $100 per sale, transfer or re-sale of a residential unit from one owner to another owner;

(c) The Administrative Fee shall be $100 per refinance of a residential nit, even if the same owner;

(d) The Administrative Fee shall be due and payable at the time of any sale, transfer, refinance or re-sale of any residential unit constructed on a lot with a certificate of occupancy.

(e) The CAB reserves the right to amend this Resolution in the future to increase or decrease the amount of the Administrative Fee.

5. Failure to make payment of any Fees due hereunder shall constitute a default in the payment of such fees. Upon default, Owner shall be responsible for a late payment ("**Late Payment Fee**") as set forth in the attached **Exhibit C** – Schedule of Fees for Late Payment and Lien Enforcement.

6. The Fees shall not be imposed on real property conveyed or dedicated to non-profit owners' associations, governmental entities or utility providers.

7. NOTICE IS HEREBY GIVEN THAT FAILURE TO MAKE PAYMENT OF ALL PAST DUE AMOUNTS, INCLUDING INTEREST, MAY SUBJECT AN OWNER'S PROPERTY TO A LIEN PURSUANT TO Section 38-22-109(3), C.R.S., as more particularly described below and in the attached **Exhibit C** – Schedule of Fees for Late Payment and Lien Enforcement.

8. The Fees shall constitute a statutory and perpetual charge and lien upon the Property pursuant to Section 32-1-1001(1)(j), C.R.S., from the date the same becomes due and payable until paid. The lien shall be perpetual in nature as defined by the laws of the State of Colorado on the Property and shall run with the land and such lien may be foreclosed by the CAB in the same manner as provided by the laws of Colorado for the foreclosure of mechanics' liens. This Resolution shall be recorded in the real property records of the Clerk and Recorder of Arapahoe County, Colorado.

9. The CAB shall be entitled to institute such remedies and collection proceedings as may be authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien. The defaulting Owner shall pay all costs, including attorneys' fees, incurred by the CAB in connection with the foregoing. In foreclosing such lien, the CAB will enforce the lien only to the extent necessary to collect the delinquent balance of unpaid Fees, interest and costs of collection (including, but not limited to, reasonable attorneys' fees).

10. Judicial invalidation of any of the provisions of the Resolution or of any paragraph, sentence, clause, phrase or word herein, or the application thereof in any given circumstances shall not affect the validity of the remainder of the Resolution, unless such invalidation would act to destroy the intent or essence of this Resolution.

11. Nothing herein shall be interpreted or construed as limiting the Board's authority, in its sole and absolute discretion, to supplement or amend this Resolution from time to time.

12. Any inquiries pertaining to the Fees may be directed to the Manager for the CAB at: Lisa A. Johnson, CliftonLarsonAllen, LLP, 370 Interlocken Boulevard, Suite 500, Broomfield CO 80021, phone number: 303-439-6029.

13. This *Second Amended and Restated Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees* shall take effect on February 12, 2021.

SIGNATURE PAGE TO SECOND AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF SKY RANCH COMMUNITY AUTHORITY BOARD REGARDING THE IMPOSITION OF OPERATIONS AND MAINTENANCE FEES

APPROVED AND ADOPTED this 12th day of February, 2021.

SKY RANCH COMMUNITY AUTHORITY BOARD

By: _____
President

Attest:

_____
Secretary or Assistant Secretary

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY SUBJECT TO CAB O&M FEES AND ADMINISTRATIVE FEES

LOTS 1 THROUGH 43, INCLUSIVE, BLOCK 1;

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 2;

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 3;

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 4;

LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 5;

LOTS 1 THROUGH 33, INCLUSIVE, BLOCK 6;

LOTS 1 THROUGH 35, INCLUSIVE, BLOCK 7;

LOTS 1 THROUGH 27, INCLUSIVE, BLOCK 8;

LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 9;

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 10;

LOTS 1 THROUGH 14, INCLUSIVE, BLOCK 11;

LOTS 1 THROUGH 22, INCLUSIVE, BLOCK 12;

LOTS 1 THROUGH 11, INCLUSIVE, BLOCK 13;

LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 14;

LOTS 1 THROUGH 27, INCLUSIVE, BLOCK 15;

LOTS 1 THROUGH 25, INCLUSIVE, BLOCK 16;

LOTS 1 THROUGH 17, INCLUSIVE, BLOCK 17;

LOTS 1 THROUGH 47, INCLUSIVE, BLOCK 18;

LOTS 1 THROUGH 49, INCLUSIVE, BLOCK 19;

SKY RANCH SUBDIVISION FILING NO. 1, RECORDED JULY 20, 2018 UNDER RECEPTION NO. D8071296, COUNTY OF ARAPAHOE, STATE OF COLORADO.

AND

LOTS 1 THROUGH 3, INCLUSIVE, BLOCK 1;
SKY RANCH SUBDIVISION FILING NO. 3, RECORDED JANUARY 27, 2021 UNDER RECEPTION NO. E1013855, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXHIBIT B

SCHEDULE OF FEES

Fee Description	Fee Cycle	Fee Amount
CAB O&M Fees	Quarterly	$150.00 per quarter ($50.00 per month)
Administrative Fees	At the time of any sale, transfer, refinance or re-sale of any residential unit	$100 per sale, transfer, refinance or re-sale of any residential unit

EXHIBIT C

SCHEDULE OF FEES FOR LATE PAYMENT AND LIEN ENFORCEMENT

Fee Type	Fee Amount	Fee Billing Schedule
Late Payment Fee	$15 per billing cycle	Upon failure to pay the CAB O&M Fees and/or Administrative Fees
Lien Process	Delinquent balance of unpaid CAB O&M Fees and/or Administrative Fees; Late Payment Fees; Interest; and Costs of collection (including, but not limited to, reasonable attorneys' fees).	Upon failure to pay the delinquent balance, and pursuant to Section 38-22-109(3), C.R.S., the CAB may serve a Notice of Intent to File a Lien Statement (a "**Lien Notice**") upon the Owner by certified mail, return receipt requested. The Lien Notice shall give notice to the Owner that the CAB intends to perfect its lien against the property by recording a Lien Statement in the office of the Arapahoe County Clerk and Recorder if the delinquent balance is not paid in full within thirty (30) days after the Lien Notice is served.

McGeady Becher P.C.
Document Retention Policy

Types of Documents

In representing you we will or may take possession of, create, and/or keep various types of documents. These consist of documents you provide to us, documents which constitute the District's official public record, and internal documents we create to assist us in providing services to you.

Documents You Provide to Us

It is our policy to copy and return original documents you provide to us as soon as practicable. Exceptions to this policy are original documents which should be kept as part of the District's official public record, instances where we must have an original document to represent you, or cases where we have affirmatively agreed retain a document for safekeeping.

The District's Record

As a part our engagement, we will maintain the District's official public Record (the "**Record**"). The Record is a highly useful and detailed compilation of documents reflecting the official actions of the District and serves multiple functions. First, it collects those documents which the public is entitled to inspect and copy under various state and federal public records and freedom of information statutes. Second, it organizes the records of the District – such as its contracts, land and title records, and easements - in a manner which is useful in conducting the ongoing business of the District. Third, the Record helps expedite the District's annual audit process. Fourth, in the event you should change legal counsel or employ in-house counsel, the Record will enable that counsel to understand the status and assume representation of the District with maximum efficiency.

The Record includes the District's organizational documents, fully-executed agreements which are still in effect, rules, regulations, resolutions adopted by the District, official minutes books, meeting notices, agendas, insurance policies, District maps, election records, bond documents, audit documents, and many more. A comprehensive list of documents comprising the Record is available from us at any time upon request.

Creating and maintaining the Record is an important and complex task, and you agree to pay our actual costs and hourly fees associated with doing this.

Supplemental Documents

All other documents created in course of representing you are referred to as Supplemental Documents. These include our notes, drafts, memoranda, worksheets, electronic communications, and other electronic documents stored in various media or file servers.

Documents We Retain

Except as provided in this Document Retention Policy or an amendment thereto, we will keep the Record and any original documents accepted by us for safekeeping so long as we represent you.

Delivery of the Record

Once a matter is concluded or our has representation terminated, we deliver the original, printed Record, together with any original documents we have accepted for safekeeping, to you or the District's designee, provided our fees and costs have been paid in full. If you do not designate someone to receive these records, we will deliver them to a then-current officer or director of the District. If we are unable to deliver these documents because of your failure to designate a recipient, we may retain, destroy, or otherwise dispose of them in manner which assures their continued confidentiality within thirty (30) days following the conclusion of a matter or the termination of our representation.

We will also confidentially destroy the Record of any District in our possession if a final order of dissolution of the District is entered.

All other documents, including all Supplemental Documents, are routinely, periodically, confidentially, and permanently purged by us once they are no longer useful to us in providing services to you.

CliftonLarsonAllen

Manager Memorandum

TO: Sky Ranch Community Authority Board

FROM: Celeste Terrell, District Community Manager, CliftonLarsonAllen LLC

RE: Outline of all items processed since last meeting

MEETING DATE: Friday, February 12, 2021

ACC Requests
Seven architectural requests have been received since the last meeting. The requests were for fencing, solar panels, and general backyard landscaping. All requests have been approved

Violation Report
Inspection of the Community was completed on Friday, January 29th resulting in 24 violation notices being sent to owners. Violations include visible trash cans, holiday lights and decorations not being removed by the 24th per the design guidelines, advertising signs in lawns, improper storage of trailer, and unsightly conditions.

All requests and violations have been entered into Workforce for tracking.

Collections Update- There are currently 8 owners with balances 90+ days past due. I have been working with Altitude providing them with necessary information in order to move forward with collection efforts for the 8 delinquent accounts.

Other- Welcome letter has been updated to provide clarity on trash services being billed separately to owners.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

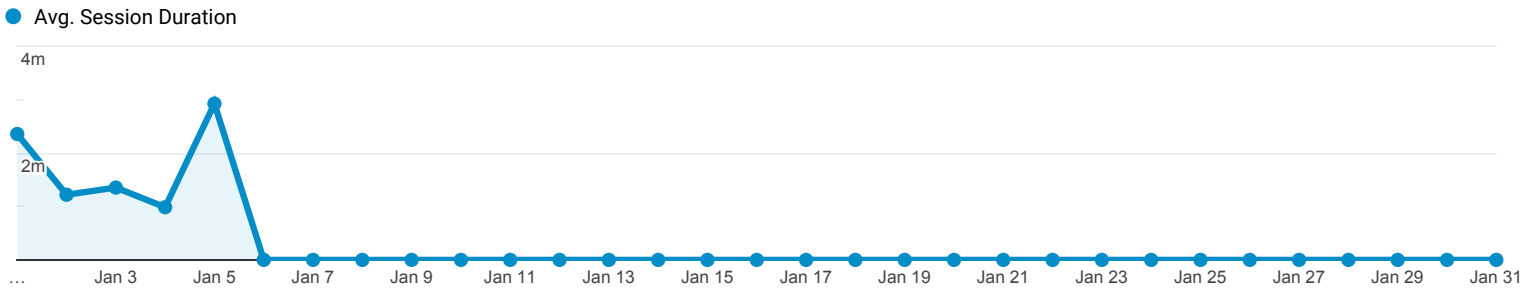
Sky Ranch Pageviews/Timing Metrics

All Users
0.01% Pageviews

Jan 1, 2021 - Jan 31, 2021

Sky Ranch Community Authority Board

Timing Metrics



Page	Avg. Session Duration	Session Duration	Time on Page	Time after Search
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2. /skyranch?fbclid=IwAR1Kf_MEuFDW_OTLedHkUo8BepdeqQFqunIK3BSZOD7cCY8C0qqc9I54wbk	**00:02:57**	00:02:57 (4.00%)	00:02:56 (4.05%)	00:00:00
3. /skyranch	**00:01:50**	00:38:23 (51.99%)	00:13:27 (18.57%)	00:00:00
4. /pacific/skyranch	**00:01:19**	00:11:48 (15.98%)	00:03:33 (4.90%)	00:00:00
5. /skyranch?fbclid=IwAR0lHXmfFN1VKu9hlk0n7a8x7KiJvriT5Lfo9lY0mBAT6qL3OlSpr_kmSrc	**00:01:08**	00:01:08 (1.53%)	00:01:08 (1.57%)	00:00:00
6. /skyranch?fbclid=IwAR2XFtwFmc1YEL6kvhKH0n_wswxu3pjdV2V3iZMIUPXYnEafm9H0jg4ZiM8	**00:00:43**	00:00:43 (0.97%)	00:00:35 (0.81%)	00:00:00
7. /skyranch?fbclid=IwAR0GPlSeo6os9KYzB3s4cVOpcKs1nFo65FxRiIwR0LQAiNgnqOC3_WHuTmw	**00:00:27**	00:00:27 (0.61%)	00:00:27 (0.62%)	00:00:00
8. /skyranch?fbclid=IwAR0XlWb47e3JVPft5-vUB_psQIVTuSOWi9BDAm1LqpqcUJLXtuJo9ju16GU	**00:00:24**	00:00:24 (0.54%)	00:00:24 (0.55%)	00:00:00
9. /skyranch?fbclid=IwAR2y7zoPbIKa5ZBl2W1aEaW9n6Hyug3nBus5A2Ja1P1NqEXD1cbQGKAJ7Ek	**00:00:24**	00:00:24 (0.54%)	00:00:24 (0.55%)	00:00:00
10. /skyranch?fbclid=IwAR26vAkTEIEq-e3AT0bOdL8BclAiszi3QVVWJGygh4T4PP_9wekLUMlRnFE	**00:00:03**	00:00:03 (0.07%)	00:00:03 (0.07%)	00:00:00
11. /pacific/skyranch/2020-meeting-notice-0	**00:00:00**	00:00:00 (0.00%)	00:01:24 (1.93%)	00:00:00
12. /pacific/skyranch/agendas-and-e-packets-2	**00:00:00**	00:00:00 (0.00%)	00:01:42 (2.35%)	00:00:00
13. /pacific/skyranch/agendas-and-e-packets-2020	**00:00:00**	00:00:00 (0.00%)	00:03:49 (5.27%)	00:00:00
14. /pacific/skyranch/agendas-and-e-packets-2021	**00:00:00**	00:00:00 (0.00%)	00:00:08 (0.18%)	00:00:00
15. /pacific/skyranch/asset/block/283721	**00:00:00**	00:00:00 (0.00%)	00:00:33 (0.76%)	00:00:00
16. /pacific/skyranch/board-directors-39	**00:00:00**	00:00:00 (0.00%)	00:00:31 (0.71%)	00:00:00
17. /pacific/skyranch/budgets-14	**00:00:00**	00:00:00 (0.00%)	00:00:01 (0.02%)	00:00:00
18. /pacific/skyranch/community-managementcovenant-control-4	**00:00:00**	00:00:00 (0.00%)	00:10:53 (15.03%)	00:00:00
19. /pacific/skyranch/community-maps	**00:00:00**	00:00:00 (0.00%)	00:01:42 (2.35%)	00:00:00

20.	/pacific/skyranch/contact-us-149	**00:00:00**	00:00:00 (0.00%)	00:06:09 (8.49%)	00:00:00
21.	/pacific/skyranch/services-25	**00:00:00**	00:00:00 (0.00%)	00:00:27 (0.62%)	00:00:00
22.	/pacific/skyranch/sky-ranch-community-meeting-august-27-2020-6pm	**00:00:00**	00:00:00 (0.00%)	00:07:13 (9.97%)	00:00:00
23.	/pacific/skyranch/your-community-6	**00:00:00**	00:00:00 (0.00%)	00:00:08 (0.18%)	00:00:00

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