SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")

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

NOTICE OF REGULAR MEETING AND AGENDA

DATE: February 11, 2022

TIME: 8:30 a.m.

LOCATION: Pure Cycle Corporation
34501 E. Quincy Avenue, Building 34
Watkins, CO 80137

CERTAIN BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING IN PERSON AT THE ABOVE-REFERENCED LOCATION. HOWEVER, CERTAIN OTHER BOARD MEMBERS AND CONSULTANTS OF THE CAB MAY ATTEND THIS MEETING VIA TELECONFERENCE, OR WEB-ENABLED VIDEO CONFERENCE. MEMBERS OF THE PUBLIC WHO WISH TO ATTEND THIS MEETING MAY CHOOSE TO ATTEND VIA TELECONFERENCE OR WEB-ENABLED VIDEO CONFERENCE USING THE INFORMATION BELOW.

ACCESS: You can attend the meeting in any of the following ways:

1. To attend via Microsoft Teams video-conference use the below link:

   https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjI1ZjUzOTEtOWJjOC00MDQyLWIzZGQtYmZkZjgyYzE4NGE0%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%227e78628f-89cd-4e97-af6c-60df84b55ffe%22%7d

2. To attend via telephone, dial **720-547-5281** and enter the following additional information:

   Phone Conference ID: **836 247 845#**

SKY RANCH
COMMUNITY AUTHORITY BOARD

Board of Directors	Office	Term Expires
Mark Harding	President (representing MD 5)	May, 2023
Joe Knopinski	Vice President (representing MD 5)	May, 2022
Kevin McNeill	Treasurer (representing MD 5)	May, 2023/2022
Scott Lehman	Secretary (representing MD 1)	May, 2023
Dirk Lashnits	Assistant Secretary (representing MD 3)	May, 2022

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

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

C. Designate public place and/or website for posting meeting notices at least 24 hours prior to each meeting.

II. CONSENT AGENDA

A. Approve Minutes from the January 14, 2022 Regular Meeting (enclosure).

III. PUBLIC COMMENT

A. Public Comment.

Members of the public may express their views to the Board on matters that affect the CAB that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person.

IV. SKY RANCH CITIZENS ADVISORY COMMITTEE ("CAC") MATTERS

A. CAC presentation to the CAB Board regarding CAC recommendations.

B. Discuss and consider recommendations from the CAC.

V. FINANCIAL MATTERS

A. Review and accept the schedule of cash position through December 31, 2021, updated as of February 1, 2022, and accounts receivable summaries, tax schedules, and developer advance schedule (to be distributed).

B. Consider approval of payables through February 7, 2022 in the amount of $2,924,493.61 (enclosure).

C. Review and discuss the need for a 2021 Budget amendment ***(First Reading)*** (enclosure).

D. Other.

VI. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Engineer's Report (enclosure).

C. Review and consider approval of Task Order No. 7 under the Master Service Agreement for Traffic Engineering Services with LSC Transportation Consultants, Inc., in the amount of $7,500, for ongoing traffic engineering.

D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:

1. Drainage and Utilities: None.

2. Roadway Improvements: None.

3. Grading/Earthwork: Review and consider approval of Pay Application No. 8 to the Construction Contract with Bemas Construction, Inc. in the amount of $93,409.51 (final retainage release).

4. Landscape Improvements:

Phase 1 None.

Phase 2 None.

Phase 3 None.

E. Phase II (Filing No. 4) Construction Matters:

1. Grading/Earthwork: None.

2. Drainage and Utilities: Review and consider approval of Change Order No. 3 to the Wet Utilities Contract with Nelson Pipeline Constructors, LLC for

costs related to installing dry utility sleeves under the streets, in the amount of $832,772.00.

Review and consider approval of Pay Application No. 9 to the Wet Utilities Contract with Nelson Pipeline Constructors, LLC in the amount of $1,043,926.50.

3. Erosion Control

Review and consider approval of Change Order No. 2 to the Erosion Control Contract with Pure Cycle Corporation for costs related to adding erosion control measures around the trickle channels, maintenance of trails and storm inlets, in the amount of $61,500.00.

Review and consider approval of Pay Application No. 4 to the Erosion Control Contract with Pure Cycle Corporation in the amount of $47,871.00.

4. Roadway Improvements:

Paving/Asphalt

Review and consider approval of Pay Application No. 3 to the Paving Contract with Martin Marietta Materials, Inc. in the amount of $157,354.20.

Concrete/Striping/Signage

Review and consider approval of Pay Application No. 3 to the Concrete Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $196,875.40.

VII. LEGAL MATTERS

A. Executive Session (if necessary).

B. Other.

VIII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

A. Community Manager's Update (enclosure).

IX. OTHER BUSINESS

A. Confirm quorum for March 11, 2022 Board meeting.

X. ADJOURNMENT

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

THE NEXT MEETING IS SCHEDULED FOR MARCH 11, 2022

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB") HELD JANUARY 14, 2022

A regular meeting of the Board of Directors (referred to hereafter as the "Board") of the CAB convened on Friday, the 14th day of January 2022, at 8:30 a.m. at Pure Cycle Corporation, 34501 E. Quincy Ave., Bldg. 34, Watkins, CO 80137. 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, President
Joe Knopinski, Vice President
Kevin McNeill, Treasurer
Scott Lehman, Secretary
Dirk Lashnits, Assistant Secretary

Also in Attendance Were:
Lisa Johnson, Celeste Terrell, Jenny Hackelman and Cathee Sutton (for a portion of the meeting); CliftonLarsonAllen LLP ("CLA")
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Stan Fowler and Barrett Marrocco (for a portion of the meeting); Independent District Engineering Services, LLC ("IDES")
Cyrena Finnegan and Deb Saya; Pure Cycle Corporation

Members of the Public:
Ashley Clement, Tanya Scott, Ryan Funk, Katherine Funk, Blair Bates, Carla MacMillan, Jessica Gardner, Kelyn Lanier, and Robyn Zamarripa.

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: 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. Ms. Johnson noted that all Directors' Disclosure Statements were filed. Ms. Johnson requested members of the Board to disclose any potential conflicts of interest regarding 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. No additional conflicts were disclosed at the meeting.

Quorum, Location of Meeting, Posting of Meeting Notice and Agenda: Ms. Johnson confirmed the presence of a quorum. The Board reviewed a proposed agenda for the CAB's special meeting.

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RECORD OF PROCEEDINGS

Following discussion, upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried the Board approved the agenda as amended.

The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting.

Upon a motion duly made by Director McNeill, seconded by Director Lashnits and, upon vote, unanimously carried, the Board determined that 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 for posting of meeting notices: Upon discussion, it was determined by the Board that the designated posting place would be the District website at least 24 hours in advance of Board meetings.

Public Comment: Katherine Funk requested that the Sky Ranch Citizens Advisory Committee ("CAC") Matters be heard after the Consent Agenda during CAB Board meetings moving forward. The Board agreed to this request. Ms. Funk also informed the Board that additional trash pick-up services were needed in the mailbox area. The Board directed Ms. Terrell to coordinate with the service provider and with Ms. Funk, as needed, to address the areas where additional trash services may be necessary. Ms. Funk requested the Board to consider providing additional snow removal services on streets that she acknowledged are the County's responsibility to maintain. The Board directed staff to investigate this request.

CONSENT AGENDA

The Board considered the following items under the Consent Agenda:

- **Ratify approval of Pure Cycle Corporation to purchase, install and remove seasonal lights for an amount not to exceed $7,500, plus the cost of lights.**

Following review, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Consent Agenda.

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MEETING MINUTES	The Board discussed the Minutes from the December 10, 2021 Special Meeting, and requested staff to make edits. Following review, upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved the Minutes from the December 10, 2021 Special Meeting, subject to revisions as discussed.
FINANCIAL MATTERS	**Schedule of Cash Position through September 30, 2021, Updated as of January 5, 2022, and Accounts Receivable Summaries, Tax Schedules, and Developer Advance Schedule:** Following a presentation by Ms. Sutton, upon a motion duly made by Director Knopinski, seconded by Director McNeill and, upon vote, unanimously carried, the Board accepted the schedule of cash position through September 30, 2021, updated as of January 5, 2022, and accounts receivable summaries, tax schedules and developer advance schedule. **Payables through January 7, 2022 in the Amount of $1,638,136.99:** Following review, upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved the payables through January 7, 2022 in the amount of $1,638,136.99.
SKY RANCH CITIZENS ADVISORY COMMITTEE MATTERS ("CAC")	**Confirmation of New Member to the CAC:** The Board reviewed the letter of interest from Katherine Funk. Upon a motion by Director Harding, seconded by Director Knopinski, the Board confirmed appointment of Katherine Funk to the CAC. **CAC Recommendations to the CAB Board:** None. **Other:** Kelyn Lanier asked if the 2022 budget for the CAC was approved by the CAB Board, and what the process was to document expenditures made by the CAC. Staff responded that the 2022 Budget adopted by the CAB Board included a $12,000 line item for CAC-related events. Ms. Terrell and Ms. Funk outlined the procedure for payment, which is to provide proposed events and the associated projected budgets to Ms. Terrell for review and approval. The event items that are approved may be submitted to Ms. Terrell for payment by the CAB. If vendors for events require payment at time of service, then CAC members may submit a request for reimbursement by providing receipt and/or proof of payment for the service to the CAB through Ms. Terrell.
CONSTRUCTION MATTERS	**Project Manager's Report:** Director Lashnits reviewed the Project Manager's Report with the Board. **Task Order No. 6 to the Master Services Agreement ("MSA") with KT Engineering, LLC for Sleeving Stakes, Lots East of School Staking, Miscellaneous**

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Design Changes in an Amount Not to Exceed $7,975.00: Following discussion, upon a motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Task Order No. 6 with KT Engineering, LLC in an amount not to exceed of $7,975.00.

Engineers Report: Mr. Marrocco presented the Engineer's Report to the Board. Mr. Marrocco also introduced Mr. Fowler, who is a new team member with IDES and will be working with the District.

PHASE 1 (FILING NOS. 1, 2 AND 3) CONSTRUCTION MATTERS:

Drainage and Utilities: None.

Roadway Improvements: None.

Grading/Earthwork: None.

Landscape Improvements:

Phase 1: None.

Phase 2: None.

Phase 3: None.

PHASE 2 (FILING NO. 4) CONSTRUCTION MATTERS:

Grading/Earthwork:

Change Order No. 7 to the Construction Contract with Bemas Construction Inc. for Costs Related to Borrowing Material to Complete Grading in an Amount Not to Exceed $95,530.92: Upon a motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 7 with Bemas Construction Inc. in an amount not to exceed $95,530.92.

Pay Application No. 7 to the Construction Contract with Bemas Construction Inc. in the amount of $158,333.24: Upon a motion duly made by Director Harding, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 7 with Bemas Construction Inc.

RECORD OF PROCEEDINGS

in an amount of $158,333.24.

Drainage and Utilities:

Pay Application No. 7 to the Construction Contract with Nelson Pipeline Constructors, LLC in the Amount of $170,739.40: Upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board approved Pay Application No. 7 to the Construction Contract with Nelson Pipeline Constructors, LLC in the amount of $170,739.40.

Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in an Amount not to Exceed $250,000: Mr. Marrocco presented Pay Application No. 8 and noted that there would likely be a change in the amount to be paid versus the amount listed on the agenda. Following discussion, upon a motion duly made by Director Harding, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 8 to the Construction Contract with Nelson Pipeline Constructors, LLC in an amount not to exceed $250,000.00.

Erosion Control: None.

Roadway Improvements:

Paving/Asphalt:

Change Order No. 3 to the Construction Contract with Martin Marietta Materials, Inc. for costs related to changing the roadway sections and balancing private alleys in an amount no to exceed -$694,072.65: Upon a motion duly made by Director Knopinski, seconded by Director Lashnits, the Board approved Change Order No. 3 to the Construction Contract with Martin Marietta Materials, Inc. in an amount not to exceed -$694,072.65.

Pay Application No. 2 to the Construction Contract with Martin Marietta Materials, Inc. in the Amount of $171,427.23: Upon a motion duly made by Director Harding, seconded by Director McNeill, the Board approved Pay Application No. 2 to the Construction Contract with Martin Marietta Materials, Inc. in the amount of $171,427.23.

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Concrete/Striping/Signage:

Change Order No. 1 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") for costs related to reimbursing bonds and insurance at face value in an amount no to exceed $34,009.63: Upon a motion duly made by Director Knopinski, seconded by Director Lashnits, the Board approved Change Order No. 1 to the Construction Contract with PEI in an amount not to exceed $34,009.63.

Pay Application No. 2 to the Construction Contract with PEI in the amount of $457,308.32: Upon a motion duly made by Director Harding, seconded by Director McNeill, the Board approved Pay Application No. 2 to the Construction Contract with PEI in an amount of $457,308.32.

LEGAL MATTERS

Resolution No. 2022-01-01 of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (Sky Ranch Metropolitan District No. 3 / Sky Ranch Subdivision Filing No. 4): Attorney Meintzer reviewed Resolution No. 2022-01-01 with the Board. Following review and discussion, upon a motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-01-01, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Operations and Maintenance Fees (Sky Ranch Metropolitan District No. 3 / Sky Ranch Subdivision Filing No. 4).

Resolution No. 2022-01-02 of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Alleyway Operations and Maintenance Fees: Attorney Meintzer reviewed Resolution No. 2022-01-02 with the Board. Following review and discussion, upon a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-01-02, Resolution of the Board of Directors of Sky Ranch Community Authority Board Regarding the Imposition of Alleyway Operations and Maintenance Fees.

Intergovernmental Subdivision Improvements Agreement with Additional Restriction on Access Permits Subdivision Exemption Plat, Sky Ranch Academy Subdivision, by and Among the Board of County Commissioners of Arapahoe County, Colorado, PCY Holdings, LLC, and the CAB ("Intergovernmental Subdivision Improvements Agreement"): Attorney Meintzer reviewed the Intergovernmental Subdivision Improvements Agreement with the Board. Following review and discussion, upon a motion duly made by Director Knopinski, seconded by

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Director Lehman and, upon vote, unanimously carried, the Board approved the Intergovernmental Subdivision Improvements Agreement.

Resolution No. 2022-01-03 of the Board of Directors of the Sky Ranch Community Authority Board Appropriating, Encumbering and Committing Funds for Public Roadway Improvements for Sky Ranch Academy Subdivision, County Case No. PX21-002: Attorney Meintzer reviewed Resolution No. 2022-01-03 with the Board. Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-01-03, Resolution of the Board of Directors of the Sky Ranch Community Authority Board Appropriating, Encumbering and Committing Funds for Public Roadway Improvements for Sky Ranch Academy Subdivision, County Case No. PX21-002.

Approval of Sidewalk and Landscape Easement Agreement from PCY Holdings, LLC, as Grantor to the CAB, as Grantee: Attorney Meintzer reviewed the Sidewalk and Landscape Easement Agreement with the Board. Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the Sidewalk and Landscape Easement Agreement from PCY Holdings, LLC, as Grantor to the CAB, as Grantee.

Executive Session: The Board determined that an Executive Session was not necessary.

COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

Community Manager's Report: The Board reviewed the Community Manager's Report.

Costs Related to Community Security Services: Director Harding requested that Ms. Saya and Attorney Meintzer present the information they found related to security services. Ms. Saya noted that a summary was included in the meeting packet and that the summary contained a comparison of the costs between two private security providers and the County Sheriff's office. Attorney Meintzer reiterated that the County Sheriff is the entity that provides security services in the area, and that pursuant to statute, while it is possible for the CAB to provide security services, the CAB could do so only after consent from the County Sheriff, an intergovernmental agreement regarding same, and a Service Plan amendment. Director Harding summarized the importance of this issue to the community and stated that, given the on-going costs over the entire lifespan of the entire community, and given the amount by which the Operations and Maintenance Fee would need to be increased to cover these services, he is not comfortable with the CAB taking on the responsibility of providing security services. Attorney Meintzer noted there would also be additional legal costs related to the Service Plan amendments for all of the Sky Ranch Metropolitan Districts. Director Knopinski agreed with Director

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Harding's concerns.

The Board discussed the information presented. It was determined that the CAB and community members would continue to communicate with law enforcement regarding the concerns of crime within the community.

OTHER BUSINESS **Quorum for February 11, 2022 Board Meeting:** The Board confirmed a quorum for the February 11, 2021 Board meeting.

ADJOURNMENT There being no further business to come before the Board at this time, following a motion duly made by Director Lashnits, seconded by Director McNeill and, upon vote, unanimously carried, the Board adjourned the meeting at 9:52 a.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

03 - Sky Ranch Community Autho
AP - Accounts Payable Detailed Payables List
As of Feb07/22

Supplier Code	Supplier Name	Invoice Number	Invoice Date	Net A/P	
1040	SE Metro Stormwater Authority	00003710	1/14/2022	6,115.00	
1060	McGeady Becher P.C.	080521	12/31/2021	80.18	
1060	McGeady Becher P.C.	080522	12/31/2021	1,569.00	
1060	McGeady Becher P.C.	080523	12/31/2021	510.00	
1060	McGeady Becher P.C.	080525	12/31/2021	80.00	
1060	McGeady Becher P.C.	080526	12/31/2021	240.00	
1060	McGeady Becher P.C.	080529	12/31/2021	100.00	
1060	McGeady Becher P.C.	080531	12/31/2021	150.00	
1060	McGeady Becher P.C.	080532	12/31/2021	360.00	
1060	McGeady Becher P.C.	080533	12/31/2021	12.50	
1060	McGeady Becher P.C.	080534	12/31/2021	1,260.00	
1060	McGeady Becher P.C.	080537	12/31/2021	30.00	
1060	McGeady Becher P.C.	080539	12/31/2021	120.00	
1060	McGeady Becher P.C.	080540	12/31/2021	840.00	
1060	McGeady Becher P.C.	080543	12/31/2021	80.00	
1060	McGeady Becher P.C.	080544	12/31/2021	160.00	
1060	McGeady Becher P.C.	080545	12/31/2021	210.00	
1060	McGeady Becher P.C.	080546	12/31/2021	270.00	
1080	Premier Earthworks & Infrastructure	PAY1	12/21/2021	457,308.32	**already paid - needs ratified*
1080	Premier Earthworks & Infrastructure	PAYMENT3	1/25/2022	196,875.40	
1090	MPi Designs	001669	12/22/2021	2,565.00	
1112	Arapahoe County Public Works & Dev	22-123	1/12/2022	184.84	
1115	KT Engineering, LLC	002395	2/2/2022	47,235.00	
1120	IDES, LLC	009862	12/31/2021	3,060.00	
1120	IDES, LLC	037904	12/31/2021	4,533.00	
1125	Westwood Professional Services	1220100822	1/24/2022	3,011.25	
1145	CTL Thompson Incorporated	607873	12/31/2021	26,114.00	
1145	CTL Thompson Incorporated	608272	12/31/2021	4,950.00	
1145	CTL Thompson Incorporated	611421	1/31/2022	20,529.00	
1150	Xcel Energy AUTOPAY	764783368	1/21/2022	170.90	**already paid - needs ratified*
1170	PCS Group, Inc	012967	1/4/2022	8,597.50	
1185	Aurora Media Group	101957	1/18/2022	103.00	
1195	LSC Transportation	061273	1/11/2022	262.50	
1225	CMS Environmental Solutions, LLC	129281	1/1/2022	375.00	
1225	CMS Environmental Solutions, LLC	129349	1/1/2022	375.00	
1225	CMS Environmental Solutions, LLC	129661	1/1/2022	195.00	
1225	CMS Environmental Solutions, LLC	129662	1/1/2022	195.00	
1240	UMB Bank	01312022	1/31/2021	12,268.58	
1242	CliftonLarsonAllen LLP	3092784	12/9/2021	495.08	
1242	CliftonLarsonAllen LLP	3092786	12/9/2021	285.60	
1242	CliftonLarsonAllen LLP	3121756	1/10/2022	4,456.73	
1242	CliftonLarsonAllen LLP	3121765	1/10/2022	185.33	
1242	CliftonLarsonAllen LLP	3121771	1/10/2022	170.10	
1242	CliftonLarsonAllen LLP	3122271	1/11/2022	657.30	
1242	CliftonLarsonAllen LLP	3122347	1/11/2022	2,667.30	
1242	CliftonLarsonAllen LLP	3123641	1/14/2022	508.66	
1242	CliftonLarsonAllen LLP	3124500	1/18/2022	2,325.86	
1250	Rangeview Metropolitan District	J001039	1/13/2022	1,718.86	
1250	Rangeview Metropolitan District	J001042	11/30/2021	14,910.00	
1250	Rangeview Metropolitan District	J001043	12/31/2021	10,050.00	
1271	Bemas Construction Inc	PAYMENT7	12/25/2021	158,333.24	
1271	Bemas Construction Inc	PAYMENT8	1/25/2022	93,409.51	
1271	Bemas Construction Inc	PAYREQ4	12/22/2021	42,931.86	
1275	BrightView Landscape Services	7707589	1/10/2022	1,660.00	
1275	BrightView Landscape Services	7711243	1/11/2022	1,536.00	
1275	BrightView Landscape Services	7736610	1/1/2022	5,068.50	
1275	BrightView Landscape Services	7736612	2/1/2022	5,068.50	
1275	BrightView Landscape Services	7749394	1/31/2022	1,641.00	
1283	Nelson Pipeline	PAYMENT7	12/25/2021	170,739.40	
1283	Nelson Pipeline	PAYMENT8	12/25/2021	226,195.00	
1283	Nelson Pipeline	PAYMENT9	1/25/2022	1,043,926.50	
1284	C &S Sweeping Services	D 18299	12/31/2021	1,876.88	
1324	Martin Marietta Materials, Inc	PAYMENT2	12/25/2021	171,427.23	
1324	Martin Marietta Materials, Inc	PAYMENT3	1/25/2022	157,354.20	
1325	CSMK DBA A-Mac Underground	002216	12/17/2021	3,800.00	
				2,924,493.61	

SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
2022 AMENDED BUDGET

	BUDGET 2021	AMENDED 2021
BEGINNING FUND BALANCE	$ 2,008,868	$ 2,005,699
REVENUES		
Interest income	9,500	200
Transfer from Sky Ranch MD No. 1	336,918	336,647
Total revenues	346,418	336,847
Total funds available	2,355,286	2,342,546
EXPENDITURES		
General and administrative		
Paying agent fees	5,000	7,500
Contingency	5,250	25,369
Debt Service		
Bond interest - 2019A	520,293	571,750
Bond interest - 2019B	-	95,381
Total expenditures	530,543	700,000
Total expenditures and transfers out requiring appropriation	530,543	700,000
ENDING FUND BALANCE	$ 1,824,743	$ 1,642,546

No assurance provided. See summary of significant assumptions.

Sky Ranch CAB – Project Manager Board Report
Date: 02/11/22

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

Phase I

- Grading, Utilities and Streets – final acceptance punch list repairs underway
- Landscaping – install complete; working on punch list and turnover
- Maintaining SEMSWA and Urban Drainage compliance – performing channel and pond maintenance

Phase II

- GDP and SDP – complete
- ASP/Plat/CDs – Filing 5 second submittal including temp fire station
- Grading –Quad 1 complete; Quad 2 complete; School site complete
- Utilities – onsite mains complete; working on services, pond structures and 10th Ave
- Streets – MM prepping; PEI working on alleys and curb and gutter; weather dependent
- I70 Interchange – first draft of funding study report
- School status – planning and engineering complete; closing on land in February
- Sub-association and alley maintenance – alley fee resolution and HOA budget

BUDGET

- Budget review – no changes

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Phase I

Phase II

- LSC, TO#7, $9,500.00 – ongoing traffic engineering
- Nelson, CO#3, $832,772.00 – sleeving
- Pure Cycle, CO2, $61,500.00 – ongoing erosion control install/maintenance

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	18,385.00	0.00	15,118.22	92%	1,615.00	919.25
Geotech	CTL Thompson	445,846.50	445,846.50	0.00	366,625.22	100%	0.00	22,292.33
Engineering	CVL Consultants	69,025.91	69,025.91	0.00	56,760.88	100%	0.00	0.00
Landscaping	Environmental Designs	3,542,915.92	3,542,915.92	422.76	3,542,915.92	100%	0.00	177,145.80
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	250,000.00	236,676.50	0.00	194,622.08	95%	13,323.50	0.00
Survey	KT Engineering	551,870.00	551,870.00	0.00	453,809.68	100%	0.00	27,593.50
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	22,600.00	0.00	22,600.00	73%	8,170.00	1,130.00
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	1,584,766.81	0.00	824,078.74	100%	0.00	79,010.69
Sanitary Sewer	PEI	2,497,934.50	2,497,934.50	(3,868.07)	2,497,934.50	100%	0.00	78,825.68
Water	PEI	2,413,879.89	2,413,879.89	(897.74)	2,415,195.49	100%	0.00	76,042.07
Storm Sewer	PEI	5,159,331.74	5,159,331.74	5,289.30	5,159,331.74	100%	0.00	163,192.18
Dry Utilities	PEI	196,156.66	196,156.66	(523.49)	0.00	100%	0.00	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	5,159,994.54	5,138,417.65	64,196.28	5,138,417.65	100%	21,576.89	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	32,520.00	32,520.00	0.00	26,741.61	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	2,370,226.52	2,370,226.52	0.00	597,189.14	100%	0.00	118,511.33
	Total	**28,322,666.53**	**28,272,350.14**	**422.76**	**25,234,508.31**		**50,316.39**	**754,249.15**

Sky Ranch Filing 2 Quad 1 - CAB Contracts Summary

Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend
Planning and Engineering	Aquatech	4,212.00	-	-	-	0%	4,212.00
Fees, Permits and Administration	Arapahoe County	101,439.27	101,439.27	-	83,413.51	100%	-
Grading	Bemas	934,095.09	934,095.10	46,704.76	485,729.45	100%	(0.01)
Fees, Permits and Administration	CDPHE	296.09	296.09	-	243.47	100%	-
Erosion Control	CMS	5,467.50	1,654.63	-	1,360.62	30%	3,812.87
Geotech	Cole Garner	836.50	-	-	-	0%	836.50
Fees, Permits and Administration	Colorado Geological Survey	73.11	73.11	-	60.11	100%	-
Geotech	CTL Thompson	253,288.95	161,208.07	-	132,563.43	64%	92,080.88
Planning and Engineering	CVL Consultants	308,032.20	298,159.74	-	245,176.76	97%	9,872.46
Planning and Engineering	David Evans	1,755.00	-	-	-	0%	1,755.00
Planning and Engineering	ERC	4,289.22	2,129.48	-	1,751.08	50%	2,159.74
Planning and Engineering	ERO	1,620.00	1,956.13	-	1,608.52	121%	(336.13)
District	IDES	63,500.00	17,679.99	-	-	28%	45,820.02
Survey	KT Engineering	246,189.75	139,530.05	-	116,411.76	57%	106,659.70
Planning and Engineering	LSC	13,608.00	12,127.39	-	9,972.35	89%	1,480.61
Asphalt	Martin Marietta	3,478,902.71	245,266.53	12,263.33	245,266.53	7%	3,233,636.18
Legal Title	McGeady Becher	61.99	61.99	-	-	100%	-
Planning and Engineering	MPI Designs	12,354.75	11,547.25	-	9,495.30	93%	807.50
Sanitary Sewer	Nelson	1,541,695.15	1,541,695.15	77,084.76	1,541,695.15	100%	-
Water	Nelson	1,400,924.72	1,309,549.72	65,477.49	1,309,549.72	93%	91,375.00
Storm Sewer	Nelson	3,445,934.00	2,953,894.50	147,694.73	2,953,894.50	86%	492,039.50
Asphalt	Nelson	707,856.20	-	-	-	0%	707,856.20
Planning and Engineering	PCS Group	119,070.00	101,472.98	-	83,441.23	85%	17,597.02
Concrete	PEI	1,956,120.69	515,853.17	25,792.66	515,853.17	26%	1,440,267.52
Erosion Control	Pure Cycle GESC	498,525.85	86,065.90	4,303.30	70,773.08	17%	412,459.95
Fees, Permits and Administration	SEMSWA	15,822.06	15,822.06	-	13,010.48	100%	-
District	Sentinel	117.94	117.94	-	117.94	100%	-
Planning and Engineering	Studio DH	1,350.00	1,350.00	-	1,350.00	100%	-
Planning and Engineering	Studio Lightning	6,205.00	2,890.00	-	2,376.45	47%	3,315.00
Fees, Permits and Administration	Tri-County Health	129.60	129.60	-	106.57	100%	-
Planning and Engineering	Underground Consulting	270.00	270.00	-	222.02	100%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
-		-	-	-	-	0%	-
	Total	15,124,043.34	8,456,335.83	379,321.00	7,825,443.21	21	6,667,707.51

SKY RANCH COMMUNITY AUTHORITY BOARD
Board Meeting Project Status
February 11th, 2022

Construction Contract Documents

Landscape Contract Phase 3 – Environmental Designs, Inc.
Recommend Approval:
Change Orders
- None

Pay Applications
- None

Grading Neighborhood A & D Phase 1 – Bemas Construction
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #8 – Retainage Release is recommended for payment $93,409.51 ($0.00 District; $0.00 Non-District; -$93,409.51 Retained)
    - $1,868,190.18 Billed to Date. $0.00 Retained. $1,868,190.18 Paid to Date.

Filing 4 Paving – Martin Marietta
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #3 is recommended for payment $157,354.20 ($165,636.00 District; $0.00 Non-District; $8,281.80 Retained)
    - $454,184.86 Billed to Date. $22,709.24 Retained. $431,475.62 Paid to Date.

Filing 4 Concrete – Premier Earthworks & Infrastructure
Recommend Approval:
Change Orders
- None

Pay Applications
- Pay Application #3 is recommended for payment $196,875.40 ($207,237.26 District; $0.00 Non-District; $10,361.86 Retained)
    - $814,123.35 Billed to Date. $40,706.17 Retained. $773,417.18 Paid to Date.

Filing 4 Erosion Control – Pure Cycle
Recommend Approval:
Change Orders
- Change Order #2: $61,500.00 for costs related to adding erosion control measures around the trickle channels, maintenance trails and storm inlets.

Pay Applications
- Pay Application #4 is recommended for payment $47,871.00 ($33,308.50 District; $16,671.50 Non-District; $2,499.00 Retained)
    - $151,234.00 Billed to Date. $7,561.70 Retained. $143,672.30 Paid to Date.

Filing 4 Wet Utilities – Nelson Pipeline

Recommend Approval:

Change Orders

- Change Order #3: $832,772.00 for costs related to installing dry utility sleeves under the streets.

Pay Applications

- Pay Application #9 is recommended for payment $1,043,926.50 ($1,098,870.00 District; $0.00 Non-District; $54,943.50 Retained).
    - $8,166,545.73 Billed to Date. $237,587.89 Retained. $7,928,957.84 Paid to Date.

F1 Grading, Utilities, and Roadways Warranty Contract – Premier Earthworks & Infrastructure

Recommend Approval:

Change Orders

- None

Pay Applications

- None

Other Matters

- Partial Retainage Release for Nelson Filing 4 Wet Utilities
    - Claims must be submitted by February 17th, 2022
- Releasing Retainage for BEMAS Grading Neighborhood A Phase 1
    - Claims must be submitted by March 3rd, 2022
- Filing 4 Cost Certification Report #2 is expected to be submitted for approval at March board meeting

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
PEI - G, U, R	4	$50,000.00	$50,000.00	$0.00
EDI - Landscape P1	30	$2,076,304.28	$2,076,304.28	$0.00
EDI - Landscape P2	4	$169,603.96	$169,603.96	$0.00
EDI - Landscape P3	18	$1,296,483.38	$1,294,585.56	$1,897.82
BEMAS - Grading A&D P1	7	$1,868,190.18	$1,774,780.67	$93,409.51
BEMAS - Grading A&D P2	0	$819,045.20	$0.00	$819,045.20
Pure Cycle - EC F4	1	$525,001.00	$96,191.30	$428,809.70
Nelson - F4 Wet Utilities	2	$7,515,945.73	$6,885,031.34	$630,914.39
Martin Marietta - F4 Paving	3	$4,092,826.71	$274,121.42	$3,818,705.29
PEI - F4 Concrete & SS	1	$2,267,308.82	$576,541.79	$1,690,767.03
Total		$41,324,005.50	$33,840,456.56	$7,483,548.94

Sky Ranch Community Authority Board
Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Days	Executed CO's		New Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	$1,418,885.53	0	$161,328.29	39	$1,580,213.82	39
2	PEI - Drainage & Utilties	$8,971,057.30	0	$1,288,613.16	113.5	$10,259,670.46	114
3	PEI - Roadways	$8,368,649.67	0	$434,762.29	59	$8,803,411.96	59
4	PEI - G, U, R	$0.00	0	$50,000.00	0	$50,000.00	0
5	EDI - Landscape Ph 1	$1,633,252.04	96	$443,052.24	174	$2,076,304.28	270
6	EDI - Landscape Ph 2	$155,431.26	210	$14,172.70	3	$169,603.96	213
7	EDI - Landscape Ph 3	$1,293,395.48	210	$3,087.90	73	$1,296,483.38	283
8	Bemas - Grading A&D P1	$1,574,333.75	44	$293,856.43	12	$1,868,190.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$467,001.00	0	$58,000.00	0	$525,001.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	165	$139,592.73	7	$7,515,945.73	172
12	Martin Marietta - F4 Paving	$4,700,851.60	129	-$608,024.89	0	$4,092,826.71	129
13	PEI - F4 Concrete & SS	$2,267,308.82	129	$34,009.63	0	$2,301,318.45	129
14							
	Total	**$39,045,564.65**		**$2,312,450.48**		**$41,358,015.13**	

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	PEI - G, U, R	$50,000.00	0	$0.00	0	$50,000.00	0
5	EDI - Landscape P1	$2,076,304.28	270	$291,581.11	123.5	$2,367,885.39	394
6	EDI - Landscape P2	$169,603.96	213	$8,197.43	4	$177,801.39	217
7	EDI - Landscape P3	$1,296,483.38	283	$61,305.89	20	$1,357,789.27	303
8	Bemas - Grading A&D P1	$1,868,190.18	56	$0.00	0	$1,868,190.18	56
9	Bemas - Grading A&D P2	$819,045.20	26	$0.00	0	$819,045.20	26
10	Pure Cycle - EC F4	$525,001.00	0	$61,500.00	0	$586,501.00	0
11	Nelson - F4 Wet Utilities	$7,376,353.00	172	$832,772.00	0	$8,209,125.00	172
12	Martin Marietta - F4 Paving	$4,700,851.60	129	$0.00	0	$4,700,851.60	129
13	PEI - F4 Concrete & SS	$2,267,308.82	129	$0.00	0	$2,267,308.82	129
14							
	Total	**$41,792,437.66**		**$1,317,254.73**		**$43,109,692.39**	
					Potential Total of All Change Orders	$1,317,254.73	

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	PEI - G, U, R	$0.00		$0.00	$0.00
5	EDI - Landscape P1	$0.00		$0.00	$0.00
6	EDI - Landscape P2	$0.00		$0.00	$0.00
7	EDI - Landscape P3	$0.00		$0.00	$0.00
8	Bemas - Grading A&D P1	$0.00		$0.00	$0.00
9	Bemas - Grading A&D P2	$0.00		$0.00	$0.00
10	Pure Cycle - EC F4	$0.00		$0.00	$0.00
11	Nelson - F4 Wet Utilities	$0.00		$0.00	$0.00
12	Martin Marietta - F4 Paving	$0.00		$0.00	$0.00
13	PEI - F4 Concrete & SS	$0.00		$0.00	$0.00
14					
	Total			**$0.00**	**$0.00**

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 11, 2022

ACC Requests
5 architectural requests have been received since the last meeting. The requests included one fence request, 3 solar requests and 1 request for concrete. All were approved.

Violation Report
Inspection of the Community was completed on Monday, January 31st resulting in 25 violations. Most violations were for holiday lighting (all holiday lighting is to be removed within 30 days following the holiday), and visible trash cans.

All requests have been entered into Workforce for tracking.

Please let us know if there are any questions.

Celeste Terrell, CMCA, AMS
Community Manager

Analytics

Sky Ranch Community Authority Board (D8)
All Web Site Data - Sky Ra...

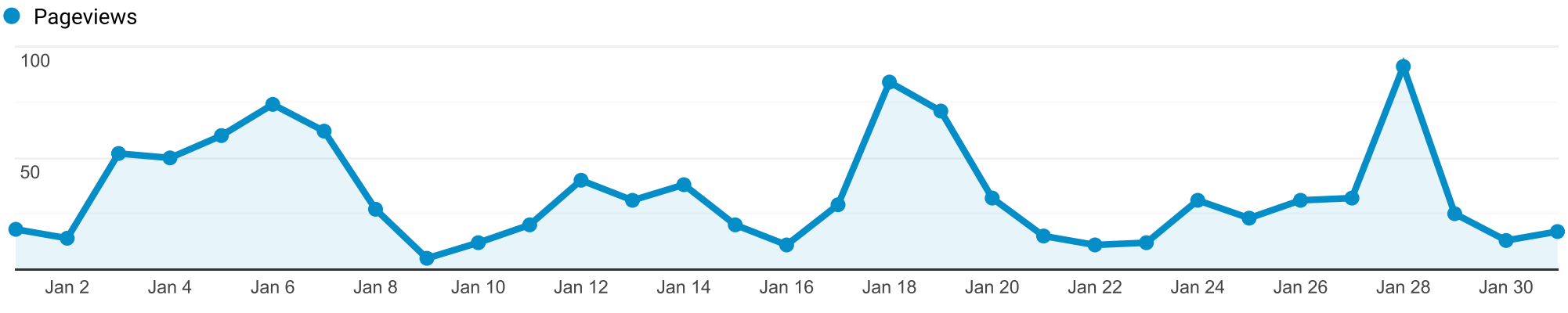
Go to report

Content Drilldown

All Users
100.00% Pageviews

Jan 1, 2022 - Jan 31, 2022

Explorer



Page path level 1	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit
	1,051 % of Total: 100.00% (1,051)	**749** % of Total: 100.00% (749)	**00:01:13** Avg for View: 00:01:13 (0.00%)	**39.29%** Avg for View: 39.29% (0.00%)	**31.87%** Avg for View: 31.87% (0.00%)
1. /	**331** **(31.49%)**	222 (29.64%)	00:01:28	29.29%	39.58%
2. /resource-center/	**169** **(16.08%)**	135 (18.02%)	00:01:17	44.90%	40.83%
3. /your-community/	**101** **(9.61%)**	79 (10.55%)	00:01:14	58.33%	22.77%
4. /contact-us	**81** **(7.71%)**	56 (7.48%)	00:02:10	90.00%	49.38%
5. /services	**75** **(7.14%)**	41 (5.47%)	00:00:17	0.00%	6.67%
6. /blog-post/	**50** **(4.76%)**	42 (5.61%)	00:02:46	71.43%	40.00%
7. /resource-center	**42** **(4.00%)**	27 (3.60%)	00:00:20	16.67%	9.52%
8. /your-community	**41** **(3.90%)**	22 (2.94%)	00:00:08	0.00%	0.00%
9. /meetings	**25** **(2.38%)**	17 (2.27%)	00:00:38	0.00%	0.00%
10. /search	**24** **(2.28%)**	15 (2.00%)	00:00:11	100.00%	29.17%

Rows 1 - 10 of 26

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