

## RECORD OF PROCEEDINGS

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD SEPTEMBER 13, 2019

The regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the Sky Ranch Community Authority Board (referred to hereafter as the “CAB”) was convened on Friday, the 13th day of September, 2019, at 8:30 a.m., at the offices of McGeady Becher P.C., 450 East 17th Avenue, Suite 400, Denver, Colorado 80203. The meeting was open to the public.

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**Directors In Attendance Were:**

Mark Harding  
Joe Knopinski  
Dirk Lashnits  
Scott Lehman

**Also In Attendance Were:**

Lisa A. Johnson and Peggy Ripko; Special District Management Services, Inc.

MaryAnn McGeady, Esq. and Andrew Rippey, Esq.; McGeady Becher P.C.

Rick Dinkel and Brian Molano; Pure Cycle Corporation

Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

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**DISCLOSURE OF  
POTENTIAL  
CONFLICTS OF  
INTEREST**

**Disclosure of Potential Conflicts of Interest:** Attorney McGeady 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 McGeady 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 McGeady noted that all Directors’ Disclosure Statements have been filed. No additional conflicts were disclosed at the meeting.

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### ADMINISTRATIVE MATTERS

**Acting President:** The Board appointed Director Lehman to acting President until Director Harding arrived to the meeting.

**Agenda:** Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the CAB's Regular Meeting.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Agenda was approved, as amended.

**Approval of Meeting Location:** The Board entered into a discussion regarding the requirements of §32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the CAB's boundaries or within the county in which the CAB is located, or within 20 miles of the CAB's boundaries to conduct this meeting, the meeting would be held at the above-stated location. The Board further noted that notice of this meeting was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the CAB's boundaries.

**Board Vacancy:** The Board discussed the vacancy on the Board of Directors. No action was taken.

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**CONSENT AGENDA** The Board considered the following actions:

- Approve Minutes of the August 9, 2019 Regular Meeting (enclosure).
- Ratify approval of Resolution 2019-08-01, Resolution to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association.
- Ratify approval of 2019 Agency Services Agreement between the CAB and T. Charles Wilson Insurance Services.
- Ratify approval of Easement Agreement with Rocky Mountain Midstream.

Following review, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the above actions.

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### FINANCIAL MATTERS

**Claims:** The Board considered approval of the payment of claims for the period beginning August 10, 2019 through September 13, 2019, as follows:

General Fund:	\$ 14,827.09
Debt Service Fund:	\$ -0-
Capital Projects Fund:	<u>\$ 732,792.41</u>
<b>Total:</b>	<b>\$ 747,619.50</b>

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, as amended.

**Unaudited Financial Statements:** Mr. Dinkel reviewed with the Board the unaudited financial statements through the period ending July 31, 2019. Following review and discussion. The Board deferred discussion at this time.

**Status of 2019 Bond Issuance:** Attorney McGeady and Director Harding provided an update to the Board.

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### LEGAL MATTERS

There were no legal matters to discuss.

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### CONSTRUCTION MATTERS

**Project Managers Report:** Director Lashnits presented to the Board the Project Manager's Report. A copy of the Project Manager's Report, dated September 13, 2019, is attached hereto and incorporated herein by this reference.

**Agreement with Xcel Energy for Filing No. 1, Phase 2 Street Lights:** The Board reviewed and considered approval of an agreement with Xcel Energy.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board ratified approval of the Agreement with Xcel Energy for Filing No. 1, Phase 2 street lights in the amount of \$71,793.35.

**Task Order No. 14 from KT Engineering under the Master Services Agreement:** The Board reviewed Task Order No. 14 under the Master Services Agreement with KT Engineering.

Following review and discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Task Order No. 14 under the Master Services Agreement with KT

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Engineering, in the amount of \$18,140.00 for staking for landscaping, sleeves, fencing, and miscellaneous.

**Engineers Report:** Mr. Collins presented to the Board the Engineer's Report. A copy of the Engineer's Report, dated September 13, 2019, is attached hereto and incorporated herein by this reference.

**Consulting Agreements:** The Board discussed the need for a Service Agreement between the CAB and the Developer for fence and landscape installation. The Board directed District Counsel to prepare the Service Agreement.

### **Earthwork and Erosion Control:**

*Pay Application No. 11 (Partial Retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc.:* Director Lashnits presented to the Board Pay Application No. 11 (partial retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 11 (partial retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$25,648.95.

### **Drainage and Utilities:**

*Pay Application No. 14 (Partial Retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.:* Director Lashnits presented to the Board Pay Application No. 14 (partial retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 14 (partial retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$159,725.80.

*Pay Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.:* Director Lashnits presented to the Board Pay Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay

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Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$160,486.37.

### **Roadway Improvements:**

Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$19,842.54 for grade curb cut and WWTP drive erosion control.

Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of -\$50,343.29 for Phase 3 final pavement design adjustments.

Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$9,475.56 for Regrade Utility Easement, R&R Midblock section, and I-70 Tie In.

Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

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Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$210,697.93.

### **Landscape Improvements:**

*Change Order No. 8 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI"):* Director Lashnits reviewed with the Board Change Order No. 8 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Landscape Improvements Contract with EDI, in the amount of \$2,204.74 for directional bore irrigation sleeve.

*Change Order No. 9 to the Landscape Improvements Contract with EDI:* Director Lashnits reviewed with the Board Change Order No. 9 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Landscape Improvements Contract with EDI, in the amount of \$22,302.05 for park seat wall adjustment, MSE walls, permits and plan reviews.

*Pay Application No. 5 to the Landscape Improvements Contract with EDI:* Director Lashnits reviewed with the Board Pay Application No. 5 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 5 to the Landscape Improvements Contract with EDI, in the amount of \$165,047.10.

### **OTHER MATTERS**

Ms. Ripko discussed ideas about community outreach programs with the Board.

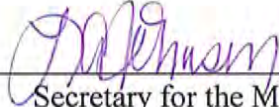
### **ADJOURNMENT**

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

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Respectfully submitted,

By:   
Secretary for the Meeting