



SKY RANCH COMMUNITY AUTHORITY BOARD  
("CAB")

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Denver, CO 80202

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<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** August 8, 2025

**TIME:** 8:30 a.m.

**LOCATION:** Pure Cycle Corporation  
34501 E. Quincy Avenue  
Building 1, Suite D  
Watkins, CO 80137

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

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:

**[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YzI2OTBlMTYtZDIlYi00ZDZiLWlzMWYtNTk3YTlkM2Q0ZTFi%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzI2OTBlMTYtZDIlYi00ZDZiLWlzMWYtNTk3YTlkM2Q0ZTFi%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d)**

Meeting ID: 280 483 166 514 7

Passcode: hV99ae95

To attend via telephone, dial 720-547-5281 and enter Conference ID:

Phone Conference ID: 412 400 893#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Mark Harding	President (Representing MD1)	May 2027
Joe Knopinski	Vice President (Representing MD5)	May 2029
Marc Spezialy	Treasurer (Representing MD5)	May 2027
Scott E. Lehman	Secretary (Representing MD3)	May 2027
Dirk Lashnits	Assistant Secretary (Representing MD5)	May 2029

## **I. ADMINISTRATIVE MATTERS**

- A. Call to order and approval of agenda.
- B. Present disclosures of potential conflicts of interest.
- C. Confirm quorum, location of meeting and posting of meeting notices.

## **II. CONSENT AGENDA**

- A. Approve Minutes from the July 11, 2025 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 listed as public hearings on the agenda. Comments will be limited to three (3) minutes per person).

## **IV. FINANCIAL MATTERS**

- A. Consider approval and/or ratification of payables through August 01, 2025 in the amount of \$1,201,477.82 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of June 30, 2025, updated as of July 31, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).
- C. Discussion regarding fund balance evaluations; Consider approval of additional reimbursement to Pure Cycle Corporation for local improvements and regional improvements under the Facilities Funding and Acquisition Agreement (for Phase 1) and/or the Phase 2 Facilities Funding and Acquisition Agreement.

## **V. CONSTRUCTION MATTERS**

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task Order No. 18 to the Master Services Agreement ("MSA") with CTL Thompson for Del Rey pavement design in an amount not to exceed \$4,800.
- C. Consider approval of Task Order No. 7 to the MSA with Westwood for Filing 7 relotting in an amount not to exceed \$30,350.
- D. Consider approval of Task Order No. 8 to the MSA with Westwood for Filing 9 relotting in an amount not to exceed \$32,700.
- E. Engineer's Report (enclosure).
- F. Review and consider acceptance of Cost Certification No. 18 in the amount of \$1,402,014.99 (enclosure).

- G. Consider award of a Filing 6 Fencing Contract to Denco Fence Company for an amount not to exceed \$158,058.00.
- H. Discuss Filing 5 Landscape Contract with Landwise regarding monument.
- I. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- J. Phase II (Filing No. 4) Construction Matters:
  - 1. **Grading/Earthwork:**
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt  
Consider approval of Pay Application No. 20 (retainage release) to the Paving Contract with Martin Marietta in the amount of \$241,745.43.
    - b. Concrete/Striping/Signage
      - i. None
  - 5. **Landscape:**
    - a. Consider approval of Pay Application No. 26 to the Landscape Construction Contract with Consolidated Division Inc. in the amount of \$18,164.21.
  - 6. **Fencing:**
    - a. None.
- K. Phase II (Filing No. 5) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None.
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - i. None
    - b. Concrete/Striping/Signage
      - i. None
  - 5. **Landscape:**
    - a. Consider approval of Pay Application No. 12 to the Materials Contract with Landwise, LLC in the amount of \$19,517.36.
  - 6. **Fencing:**
    - a. None.
- L. Phase II (Filing No. 6) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**

- a. Consider approval of Change Order No. 22 to the Construction Contract with PEI for contractor's squeegee material supplier increased price in the amount of \$3,652.10.
  - b. Consider approval of Change Order No. 23 to the Construction Contract with PEI for meter pit sleeves for repair of blow-off assembly with water leak in the amount of \$470.58.
  - c. Consider approval of Pay Application No. 14 to the Materials Contract with PEI in the amount of \$143,521.07.
- 3. **Erosion Control:**
  - a. Consider approval of Pay Application No. 16 to the GESC Contract with Pure Cycle Corporation in the amount of \$38,846.29.
- 4. **Roadway Improvements:**
  - a. Paving/Asphalt  
None.
  - b. Concrete/Striping/Signage
- 5. **Landscape:**
  - a. None.
- 6. **Fencing:**
  - a. None.
- M. Phase II (Filing No. 7) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. None
  - 2. **Drainage and Utilities:**
    - a. Consider approval of Change Order No. 6 to the Construction Contract with PEI for installing dry utility sleeves under roadway to protect integrity in the amount of \$11,148.96.
    - b. Consider approval of Pay Application No. 4 to the Construction Contract with PEI in the amount of \$454,327.14.
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 4 to the Erosion Control Contract with Pure Cycle in the amount of \$4,320.60.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
    - b. Concrete/Striping/Signage  
None.
  - 5. **Landscape:**
    - a. None.
  - 6. **Fencing:**
    - a. None.

## VI. LEGAL MATTERS

- A. Executive Session (if needed).

## VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

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

**VIII. OTHER BUSINESS**

A. Confirm quorum for September 12, 2025 Regular Meeting at 8:30 a.m.

**IX. ADJOURNMENT**

**Informational Enclosures:**

Monthly summary of website usage (July 2025).

**The next regular meeting is scheduled for September 12, 2025 at 8:30 a.m.**