SKY RANCH COMMUNITY AUTHORITY BOARD ("CAB")

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
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NOTICE OF SPECIAL MEETING AND AGENDA

Board of Directors:	Office:	Term/Expiration
Mark Harding	President	2020/May 2020
Paul "Joe" Knopinski	Vice President	2022/May 2022
Scott Lehman	Secretary	2020/May 2020
Dirk Lashnits	Treasurer	2022/May 2022
VACANT		2020/May 2020

DATE: ***January 18, 2019***

TIME: 8:30 A.M.

PLACE: McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, Co 80203

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda and confirm location of the meeting and posting of meeting notices.

C. Discuss Board vacancy.

II. CONSENT AGENDA

- Approve Minutes of the December 7, 2018 Reconvened Regular Meeting (enclosure).
- Ratify approval of payables from December 3, 2018 through December 21, 2018 in the amount of $1,552,054.89.
- Ratify approval of Task Order No. 8 to the Master Service Agreement with Waste Management for Trash Removal Services.

III. FINANCIAL MATTERS

A. Review and accept unaudited financial statements and the cash position schedule through the period ending December 31, 2018 (enclosure).

IV. LEGAL MATTERS

A. Discuss proposal for retention of Covenant Enforcement.

V. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

Earthwork and Erosion Control

1. Review and consider approval of Change Order No. 7 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $33,684.42 (to be distributed).

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2. Review and consider approval of Pay Application No. 10 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $32,000.20 (to be distributed).

Drainage and Utilities

1. Review and consider approval of Change Order No. 7 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $20,965.41 (to be distributed).

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2. Review and consider approval of Pay Application No. 6 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $304,430.88 (to be distributed).

Roadway Improvements

1. Review and consider approval of Change Order No. 1 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $45,413.79 (to be distributed).

2. Review and consider approval of Pay Application No. 2 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. in the amount of $715,937.73 (to be distributed).

B. Engineer's Report (enclosure).

C. Discuss status of Consulting Agreements.

1. Review and consider approval of proposal with Altitude Community Law P.C. for covenant enforcement/collection Attorney (enclosure).

D. Review and consider adoption of Resolution No. 2019-01-_; Resolution regarding the CAB's Imposition of an Operation and Maintenance Fee (enclosure).

E. Review and consider adoption of Resolution No. 2019-01-_; Resolution Adopting the Design Guidelines for Sky Ranch (enclosure).

F. Review and consider adoption of Resolution No. 2019-01-_; Resolution Adopting Policies and Procedures Governing Enforcement of the Covenants, Conditions, and Restrictions for Sky Ranch (enclosure).

G. Review and consider approval of Disclosure to Purchasers (to be distributed).

H. Review and consider acceptance of Tracts from Sky Ranch Metropolitan District No. 5.

I. Discuss need for easements.

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VI. OPERATIONS & MAINTENANCE MATTERS

A. Review and consider approval of a proposal from Pure Cycle Corporation for monthly erosion control maintenance.

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VII. OTHER MATTERS

A. _____

VIII. ADJOURNMENT ***THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 8, 2019.***