



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:** April 11, 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\\_OGNkNzk3MDItMzIyNC00N2E4LWE4OTEtNDQzNjd\\_kNzE0YWM4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OGNkNzk3MDItMzIyNC00N2E4LWE4OTEtNDQzNjd_kNzE0YWM4%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d)

To attend via telephone, dial 720-547-5281 and enter Conference ID:  
Phone Conference ID: 779 645 608#

| <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 2025                   |
| Marc Spezialy                    | Treasurer (representing MD5)           | May 2027                   |
| Scott E. Lehman                  | Secretary (representing MD3)           | May 2027                   |
| Dirk Lashnits                    | Assistant Secretary (representing MD5) | May 2025                   |

**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.
- D. Approve Minutes from the March 14, 2025 Regular Meeting (enclosure).

**II. CONSENT AGENDA**

- A. Ratify approval of Task Order No. 4 (originally submitted at Task Order No. 9) to the MSA with Westwood Professional Services, Inc. for Monaghan turn lane addendum in an amount not to exceed \$17,250.00.
- B. Ratify approval of reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement for Phase 1 and/or the Phase 2 Facilities Funding and Acquisition Agreement for costs associated with regional improvements in the amount of \$225,000.00.
- C. Ratify approval of reimbursement to Pure Cycle Corporation under the Facilities Funding and Acquisition Agreement for Phase 1 and/or the Phase 2 Facilities Funding and Acquisition Agreement for costs associated with local improvements in the amount of \$75,000.00.
- D. Ratify termination of Master Service Agreement for oversight engineering services with Independent District Engineering Services, LLC.
- E. Ratify approval of Master Service Agreement (“MSA”) for Engineering Service with The Connexion Group, LLC (enclosure).
- F. Ratify approval of Task Order No. 01 to MSA for Engineering Services with The Connexion Group, LLC, in the amount of \$50,000.00 (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 April 4, 2025 in the amount of \$566,540.65 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of December 31, 2024, updated as of March 31, 2025, accounts receivable summaries and developer advance schedule (enclosure).

**V. CONSTRUCTION MATTERS**

- A. Project Manager’s Report (enclosure).
- B. Engineer’s Report (enclosure).
- C. Consider approval of Task Order No. 6 to the Master Services Agreement (“MSA”) with Westwood for GESC Amendment and High School added scope of work in the amount of \$15,000.

- D. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:  
None.
- E. 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
      - 1) None
    - b. Concrete/Striping/Signage
    - c. Consider approval of Pay Application No. 26 to the Construction Contract with Premier Earthworks & Infrastructure, Inc. ("PEI") in the amount of \$61,903.69.
  5. **Landscape:**
    - a. Consider approval of Pay Application No. 24 to the Landscape Installation Contract with Consolidated Divisions Inc. ("CDI") in the amount of \$13,753.07.
  6. **Fencing:**
    - a. None.
- F. Phase II (Filing No. 5) Construction Matters:
1. **Grading/Earthwork:**
    - a. None.
  2. **Drainage and Utilities:**
    - a. None.
  3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 14 to the Erosion Control Contract with Pure Cycle Corporation in the amount of \$7,118.35.
  4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - 1) None.
    - b. Concrete/Striping/Signage
    - c. Consider approval of Pay Application No. 12 to the Materials Contract with PEI in the amount of \$125,171.69.
  5. **Landscape:**
    - a. Consider approval of Pay Application No. 8 to the Materials Contract with Landwise, LLC in the amount of \$1,135.20.
  6. **Fencing:**
    - a. None.
- G. Phase II (Filing No. 6) Construction Matters:
1. **Grading/Earthwork:**
    - a. None.
  2. **Drainage and Utilities:**
    - a. Consider approval of Pay Application No. 10 to the Materials Contract with PEI in the amount of \$492,755.94.
  3. **Erosion Control:**

- a. Consider approval of Pay Application No. 12 to the GESOC Contract with Pure Cycle Corporation in the amount of \$8,151.00.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - 1) None
    - b. Concrete/Striping/Signage
  - 5. **Landscape:**
    - a. None.
  - 6. **Fencing:**
    - a. None.
- H. Phase II (Filing No. 7) Construction Matters:
  - 1. **Grading/Earthwork:**
    - a. Consider approval of Pay Application No. 4 to the Grading Contract with Bemas Construction, Inc. in the amount of \$234,970.92.
  - 2. **Drainage and Utilities:**
    - a. None.
  - 3. **Erosion Control:**
    - a. None
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt
      - None.
    - b. Concrete/Striping/Signage
      - None.
  - 5. **Landscape:**
    - a. None.
  - 6. **Fencing:**
    - a. None.

## VI. LEGAL MATTERS

- A. Discuss fee resolutions (if needed).
- B. Executive Session (if needed).

## VII. COMMUNITY MANAGEMENT / COVENANT CONTROL / OPERATIONS

- A. Community Manager's Update (enclosures).
- B. Accounts Receivable Report (enclosure).
- C. Review and consider approval of Proposal from Playground Boss for Sun Shade Structure in Orion Park in the amount of \$51,501.00 (enclosure).
- D. Review and consider approval of Proposal from Pure Cycle for Monument Up Lighting in the amount of \$5,955.38 (enclosure).

## VIII. OTHER BUSINESS

- A. Confirm quorum for May 9, 2025 Regular Meeting at 8:30 a.m.

## IX. ADJOURNMENT

### Informational Enclosures:

Monthly summary of website usage (March 2025) .

**The next regular meeting is scheduled for May 9, 2025 at 8:30 a.m.**