



SKY RANCH COMMUNITY AUTHORITY BOARD  
("CAB")

2001 16<sup>th</sup> St., Suite 1700

Denver, CO 80202

Tel: 303-779-5710

Fax: 303-779-0348

<https://SkyRanch.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

**DATE:** May 9, 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\\_NjIwODA0YjgtYTcyZi00ZDAzLWFmNjUtZTRjOWE5YWI0NDEw%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_NjIwODA0YjgtYTcyZi00ZDAzLWFmNjUtZTRjOWE5YWI0NDEw%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)

Meeting ID: 245 061 048 799 4

Passcode: N3L2mZ38

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

Phone Conference ID: 128 227 208#

<b><u>Board of Directors</u></b>	<b><u>Office</u></b>	<b><u>Term Expires</u></b>
Mark Harding	(Representing MD1)	May 2027
Joe Knopinski	(Representing MD5)	May 2029
Marc Spezialy	(Representing MD5)	May 2027
Scott E. Lehman	(Representing MD3)	May 2027
Dirk Lashnits	(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.
- D. Discuss results of May 6, 2025 Regular Directors Election.
- E. Consider appointment of officers

## **II. CONSENT AGENDA**

- A. Approve Minutes from the April 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 May 2, 2025 in the amount of \$1,740,166.62 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of December 31, 2024, updated as of April 30, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).

## **V. CONSTRUCTION MATTERS**

- A. Project Manager's Report (enclosure).
- B. Engineer's Report (enclosure).
- C. Consider authorizing The Connexion Group, LLC to initiate the public bidding process for Filing No. 6 Fencing and Landscape.
- D. Consider appointing a committee to analyze Filing No. 6 fencing bids.
- E. [Review and consider acceptance of Cost Certification No. 15 in the amount of \$1,382,529.79 (enclosure).
- F. Consider approval of Task Order No. 17 to the Master Services Agreement ("MSA") with CTL Thompson for Filing 7 construction observation and material testing in the amount of \$232,473.00.
- G. Consider approval of Task Order No. 35 to the MSA with KT Engineering for misc. survey staking in the amount of \$3,075.00.
- H. Consider approval of Task Order No. 5 to the MSA with Westwood for subex and

earthwork analysis in the amount of \$11,000.00.

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  
None
  - b. Concrete/Striping/Signage
    - i. None
5. **Landscape:**
  - a. None
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. Consider approval of Pay Application No. 15 to the Erosion Control Contract with Pure Cycle in the amount of \$7,858.40.
4. **Roadway Improvements:**
  - a. Paving/Asphalt  
None.
  - b. Concrete/Striping/Signage
    - i. None
5. **Landscape:**
  - a. Consider approval of Change Order No. 5 to the Landscape Installation Contract with Landwise for the installation of 41 batteries on irrigation control valves and regrade SE corner of Filing 5 in an amount not to exceed \$645.00
  - b. Consider approval of Pay Application No. 9 to the Materials Contract with Landwise, LLC in the amount of \$6,246.00.
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. 13 to the Construction Contract with PEI for additional handicap ramps and striping at 8<sup>th</sup> Place in an amount not to exceed \$10,090.40.

- b. Consider approval of Change Order No. 14 to the Construction Contract with PEI for repair of sanitary sewer belly and replace after excavation in an amount not to exceed \$585.67.
    - c. Consider approval of Change Order No. 15 to the Construction Contract with PEI for addition of 4" gate valve to reclaimed water POC extending into park in an amount not to exceed \$1,170.52.
    - d. Consider approval of Pay Application No. 11 to the Materials Contract with PEI in the amount of \$295,985.17.
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 13 to the GESC Contract with Pure Cycle Corporation in the amount of \$10,728.83.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt  
Consider approval of Pay Application No. 2 to the Paving Contract with Martin Marietta in the amount of \$200,517.68.
    - 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 Pay Application No. 1 to the Construction Contract with PEI in the amount of \$471,479.07.
  - 3. **Erosion Control:**
    - a. Consider approval of Pay Application No. 1 to the Erosion Control Contract with Pure Cycle in the amount of \$89,735.10.
  - 4. **Roadway Improvements:**
    - a. Paving/Asphalt  
None.
    - 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 June 9, 2025 Regular Meeting at 8:30 a.m.

**IX. ADJOURNMENT**

**Informational Enclosures:**

Monthly summary of website usage (April 2025).

**The next regular meeting is scheduled for June 13, 2025 at 8:30 a.m.**