



**SKY RANCH COMMUNITY AUTHORITY BOARD
("CAB")**

2001 16th St., Suite 1700

Denver, CO 80202

Tel: 303-779-5710

Fax: 303-779-0348

<https://SkyRanch.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: June 13, 2025

TIME: 8:00 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_NGEyYjNmNzYtZWY3YS00NzU4LWIxNjltMjgxMTgxMzk1NTI4%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: 245 128 922 794 1

Passcode: ai786iL6

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

Phone Conference ID: 157 474 114#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
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 and consider appointment of officers.

II. CONSENT AGENDA

- A. Approve Minutes from the May 9, 2025 Regular Meeting (enclosure).
- B. Ratify approval of 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 in the aggregate amount of \$500,000.00.

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 June 6, 2025 in the amount of \$1,769,698.43 (enclosure).
- B. Review and consider acceptance of March 31, 2025 Unaudited Financial Statement, Schedule of Cash Position as of March 31, 2025, updated as of May 31, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).
- C. Review and consider acceptance of the draft 2024 Audit; Authorize execution of Representation Letter and authorize filing of final Audit (enclosure).

V. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Engineer's Report (enclosure).
- C. Review and consider acceptance of Cost Certification No. 16 in the amount of \$1,378,386.26 (enclosure).
- D. Consider appointment of committee to review and award contracts regarding Filing 6 Fencing and Landscape Installation.
- E. Phase I (Filing Nos. 1, 2 and 3) Construction Matters:

None.

F. 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. Consider approval of Pay Application No. 25 to the Landscape Installation contract with Consolidated Divisions, Inc. in the amount of \$26,379.07.

6. Fencing:

a. None.

G. 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. 16 to the Erosion Control Contract with Pure Cycle in the amount of \$10,308.93.

4. Roadway Improvements:

a. Paving/Asphalt

None.

b. Concrete/Striping/Signage

i. None

5. Landscape:

a. Consider approval of Change Order No. 6 to the Landscape Installation Contract with Landwise to trench and run wire from transformers to Filing 5 park light pole in the amount of \$2,999.00.

b. Consider approval of Pay Application No. 10 to the Materials Contract with Landwise, LLC in the amount of \$42,705.32.

6. Fencing:

a. None.

H. Phase II (Filing No. 6) Construction Matters:

1. Grading/Earthwork:

a. None

2. Drainage and Utilities:

a. Consider approval of Change Order No. 16 to the Construction Contract with PEI for various improvements to Pond C to achieve final acceptance in the amount of \$13,045.60.

- b. Consider approval of Change Order No. 17 to the Construction Contract with PEI for saw cutting and field fit of RCBC due to design error in the amount of \$3,191.58.
 - c. Consider approval of Change Order No. 18 to the Construction Contract with PEI for design change of storm drain manhole 98 from 102”X102” to Tupe P in the amount of \$6,430.23.
 - d. Consider approval of Change Order No. 19 to the Construction Contract with PEI for 10, ¾” brass couplings for changes in water services and meter pits in the amount of \$276.40.
 - e. Consider approval of Pay Application No. 12 to the Materials Contract with PEI in the amount of \$181,188.32.
- 3. Erosion Control:**
 - a. Consider approval of Pay Application No. 14 to the GESC Contract with Pure Cycle Corporation in the amount of \$74,248.19.
- 4. Roadway Improvements:**
 - a. Paving/Asphalt
Consider approval of Pay Application No. 3 to the Paving Contract with Martin Marietta in the amount of \$589,145.51.
 - b. Concrete/Striping/Signage
- 5. Landscape:**
 - a. None.
- 6. Fencing:**
 - a. None.
- I. Phase II (Filing No. 7) Construction Matters:
 - 1. Grading/Earthwork:**
 - a. None
 - 2. Drainage and Utilities:**
 - a. Consider approval of Pay Application No. 2 to the Construction Contract with PEI in the amount of \$483,110.40.
 - 3. Erosion Control:**
 - a. Consider approval of Pay Application No. 2 to the Erosion Control Contract with Pure Cycle in the amount of \$1,744.20
 - 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).
 - 1. Review and consider approval of proposal from Landwise LLC for top dress with wood mulch in the amount of \$18,262.41 (enclosures).
- B. Accounts Receivable Report (enclosure).

VIII. OTHER BUSINESS

- A. Confirm quorum for July 11, 2025 Regular Meeting at 8:30 a.m.

IX. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (May 2025).

The next regular meeting is scheduled for July 11, 2025 at 8:30 a.m.