



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 REGULAR MEETING AND AGENDA

DATE: July 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_YjQwMmNiNDctZDc5Yi00NzQ2LWFiNzctMjNkOTVjZTQ3ZjU2%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: 280 023 665 452 1

Passcode: WD3fk9Dn

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

Phone Conference ID: 374 225 747#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
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 June 13, 2025 Special 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 \$3,100,000.00.

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 July 7, 2025 in the amount of \$1,475,300.14 (enclosure).
- B. Review and consider acceptance of Schedule of Cash Position as of March 31, 2025, updated as of June 30, 2025, accounts receivable summaries, tax schedules and developer advance schedules (enclosure).

V. CONSTRUCTION MATTERS

- A. Project Manager's Report (enclosure).
- B. Consider approval of Task Order No. 16 to the Master Service Agreement with CTL Thomspon for pavement design in the amount of \$21,000.00.
- C. Consider approval of Task Order No. 36 to the Master Services Agreement with KT Engineering for F7 utilities and streets survey in the amount of \$149,140.00.
- D. Consider approval of Task Order No. 36 to Master Service Agreement with KT Engineering for F6 miscellaneous surveying in the amount of \$5,055.00.
- E. Engineer's Report (enclosure).
- F. Review and consider acceptance of Cost Certification No. 17 in the amount of \$3,243,613.98 (enclosure).
- G. Review bid analysis and consider award of a Landscape Installation Contract for

Filing 6 to Landwise in an amount not to exceed \$1,621,743.13 (enclosure).

H. Consider award of contracts regarding Filing 6 Fencing.

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. 17 to the Erosion Control Contract with Pure Cycle in the amount of \$18,946.80.

4. Roadway Improvements:

a. Paving/Asphalt

Consider approval of Change Order No. 5 to the Paving Contract with Martin Marrietta for asphalt patching for sanitary sewer service repairs on Bentley Ave. in the amount of \$11,880.00.

Consider approval of Pay Application No. 6 to the Paving Contract with Martin Marrietta in the amount of \$11,286.00

b. Concrete/Striping/Signage

i. None

5. Landscape:

a. Consider approval of Pay Application No. 11 to the Materials Contract with Landwise, LLC in the amount of \$21,088.61.

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. 21 to the Construction Contract with PEI to add three 2' water valve extensions at Bentley Ave. and 3rd Ave. in the amount of \$360.15.
 - b. Consider approval of Pay Application No. 13 to the Materials Contract with PEI in the amount of \$222,823.92.
 - 3. Erosion Control:**
 - a. Consider approval of Change Order No. 1 to the Erosion Control Contract with Pure Cycle for GESC maintenance budget for July to December 2025 in the amount of \$50,000.
 - b. Consider approval of Pay Application No. 15 to the GESC Contract with Pure Cycle Corporation in the amount of \$53,104.90.
 - 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. Consider approval of Pay Application No. 5-RET to the Grading Contract with Bemas Construction in the amount of \$40,320.19 subject to publication of notice of final payment and no claims received by the deadline.
 - 2. Drainage and Utilities:**
 - a. Consider approval of Pay Application No. 3 to the Construction Contract with PEI in the amount of \$182,683.04.
 - 3. Erosion Control:**
 - a. Consider approval of Pay Application No. 3 to the Erosion Control Contract with Pure Cycle in the amount of \$2,405.88.
 - 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 August 8, 2025 Regular Meeting at 8:30 a.m.

IX. ADJOURNMENT

Informational Enclosures:

Monthly summary of website usage (June 2025).

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