

SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”)

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

NOTICE OF REGULAR MEETING AND AGENDA

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

DATE: October 11, 2019

TIME: 8:30 a.m.

PLACE: McGeady Becher P.C.
450 East 17th Avenue, Suite 400
Denver, Colorado 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 September 13, 2019 Regular Meeting (enclosure).
 - Ratify approval of payables from August 10, 2019 through September 13, 2019 in the amount of \$747,619.50.
 - Ratify engagement of Altitude Law for Covenant Enforcement Legal Services (enclosure).
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III. LEGAL MATTERS

A. _____

IV. CONSTRUCTION MATTERS

A. Project Manager's Report (enclosure).

B. Review and consider approval of Task Order No. 15 to the Master Services Agreement with KT Engineering for grade checks, as-builts, landscaping and dry utilities in the amount of \$19,880.00 (to be distributed).

C. Review and consider approval of an Agreement with Xcel Energy for Phase 3 gas distribution and Phase 3 street lights in the amount of \$324,707.42 (to be distributed).

D. Engineer's Report (enclosure).

E. Discuss status of Consulting Agreements.

1. Discuss status of Service Agreement with Pure Cycle Corporation for landscape maintenance.

F.

Earthwork and Erosion Control

1.

Drainage and Utilities

2. Review and consider approval of Pay Application No. 16 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc. in the amount of \$105,708.01 (to be distributed).

Roadway Improvements

3. Review and consider approval of Change Order No. 11 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc. in the amount of \$9,197.23 for Phase 2 final payment design (to be distributed).
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4. Review and consider approval of Pay Application No. 11 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc. in the amount of \$701,480.69 (to be distributed).
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Landscape Improvements

5. Review and consider approval of Change Order No. 10 to the Landscape Improvements Contract with Environmental Designs, Inc. in the amount of -\$22,510.57 for irrigation changes in front of model homes (to be distributed).
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6. Review and consider approval of Change Order No. 11 to the Landscape Improvements Contract with Environmental Designs, Inc. in the amount of \$4,455.01 for additional median landscape and replace rock with grass at 8th Place & White Crow (to be distributed).
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7. Review and consider approval of Change Order No. 12 to the Landscape Improvements Contract with Environmental Designs, Inc. in the amount of \$2,881.40 for drill seeding in Tract G and Tract Q (to be distributed).
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8. Review and consider approval of Change Order No. 13 to the Landscape Improvements Contract with Environmental Designs, Inc. in the amount of \$5,867.86 for MSE wall engineering (to be distributed).
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9. Review and consider approval of Pay Application No. 6 to the Landscape Improvements Contract with Environmental Designs, Inc. in the amount of \$325,109.93 (to be distributed).
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V. COMMUNITY MANAGEMENT MATTERS

A. _____

VI. OTHER MATTERS

A. _____

VII. FINANCIAL MATTERS

A. Consider approval of payables from September 14, 2019 through October 11, 2019 as follows (enclosure):

General Fund:	\$	19,791.00
Debt Service Fund:	\$	-0-
Capital Projects Fund:	\$	<u>885,555.17</u>
Total:	\$	905,346.17

B. Review and accept unaudited financial statements through the period ending August 31, 2019 (to be distributed).

C. FIRST READING

1. Public Hearing to consider Amendment to 2019 Budget and consider adoption of Resolution to Amend the 2019 Budget (enclosures).

D. FIRST READING

1. Discuss adoption of the Resolution authorizing the issuance of Limited Tax Supported District No. 1 Senior Bonds (Tax-Exempt Fixed Rate), Series 2019A in an aggregate principal amount of \$_____, and Limited Tax Supported District No. 1 Subordinate Bonds (Tax-Exempt Fixed Rate), Series 2019B in an aggregate principal amount of \$_____; and approve the related Indentures of Trust, Preliminary and Final Limited Offering Memoranda, Continuing Disclosure Agreement; and authorize the execution of certain other documents relating to the Bonds.

VIII. ADJOURNMENT **THE NEXT SPECIAL MEETING IS SCHEDULED FOR OCTOBER 25, 2019.**

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE SKY RANCH COMMUNITY AUTHORITY BOARD (“CAB”) HELD SEPTEMBER 13, 2019

The regular meeting of the Board of Directors (referred to hereafter as the “Board”) of the Sky Ranch Community Authority Board (referred to hereafter as the “CAB”) was convened on Friday, the 13th day of September, 2019, at 8:30 a.m., at the offices of McGeady Becher P.C., 450 East 17th Avenue, Suite 400, Denver, Colorado 80203. The meeting was open to the public.

Directors In Attendance Were:

Mark Harding
Joe Knopinski
Dirk Lashnits
Scott Lehman

Also In Attendance Were:

Lisa A. Johnson and Peggy Ripko; Special District Management Services, Inc.

MaryAnn McGeady, Esq. and Andrew Rippey, Esq.; McGeady Becher P.C.

Rick Dinkel and Brian Molano; Pure Cycle Corporation

Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosure of Potential Conflicts of Interest: Attorney McGeady noted that a quorum was present and the Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Attorney McGeady requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney McGeady noted that all Directors’ Disclosure Statements have been filed. No additional conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Acting President: The Board appointed Director Lehman to acting President until Director Harding arrived to the meeting.

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the CAB's Regular Meeting.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Agenda was approved, as amended.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of §32-1-903(1), C.R.S., concerning the location of the CAB's Board meeting. Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within the CAB's boundaries or within the county in which the CAB is located, or within 20 miles of the CAB's boundaries to conduct this meeting, the meeting would be held at the above-stated location. The Board further noted that notice of this meeting was duly posted and that they have not received any objections to the location or any requests that the meeting place be changed by taxpaying electors within the CAB's boundaries.

Board Vacancy: The Board discussed the vacancy on the Board of Directors. No action was taken.

CONSENT AGENDA The Board considered the following actions:

- Approve Minutes of the August 9, 2019 Regular Meeting (enclosure).
- Ratify approval of Resolution 2019-08-01, Resolution to obtain insurance coverage through the Colorado Special Districts Property and Liability Pool and join the Special District Association.
- Ratify approval of 2019 Agency Services Agreement between the CAB and T. Charles Wilson Insurance Services.
- Ratify approval of Easement Agreement with Rocky Mountain Midstream.

Following review, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved the above actions.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Claims: The Board considered approval of the payment of claims for the period beginning August 10, 2019 through September 13, 2019, as follows:

General Fund:	\$	14,827.09
Debt Service Fund:	\$	-0-
Capital Projects Fund:	\$	<u>732,792.41</u>
Total:	\$	747,619.50

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lehman and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, as amended.

Unaudited Financial Statements: Mr. Dinkel reviewed with the Board the unaudited financial statements through the period ending July 31, 2019. Following review and discussion. The Board deferred discussion at this time.

Status of 2019 Bond Issuance: Attorney McGeady and Director Harding provided an update to the Board.

LEGAL MATTERS

There were no legal matters to discuss.

CONSTRUCTION MATTERS

Project Managers Report: Director Lashnits presented to the Board the Project Manager's Report. A copy of the Project Manager's Report, dated September 13, 2019, is attached hereto and incorporated herein by this reference.

Agreement with Xcel Energy for Filing No. 1, Phase 2 Street Lights: The Board reviewed and considered approval of an agreement with Xcel Energy.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board ratified approval of the Agreement with Xcel Energy for Filing No. 1, Phase 2 street lights in the amount of \$71,793.35.

Task Order No. 14 from KT Engineering under the Master Services Agreement: The Board reviewed Task Order No. 14 under the Master Services Agreement with KT Engineering.

Following review and discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Task Order No. 14 under the Master Services Agreement with KT

RECORD OF PROCEEDINGS

Engineering, in the amount of \$18,140.00 for staking for landscaping, sleeves, fencing, and miscellaneous.

Engineers Report: Mr. Collins presented to the Board the Engineer's Report. A copy of the Engineer's Report, dated September 13, 2019, is attached hereto and incorporated herein by this reference.

Consulting Agreements: The Board discussed the need for a Service Agreement between the CAB and the Developer for fence and landscape installation. The Board directed District Counsel to prepare the Service Agreement.

Earthwork and Erosion Control:

Pay Application No. 11 (Partial Retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits presented to the Board Pay Application No. 11 (partial retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Harding and, upon vote, unanimously carried, the Board approved Pay Application No. 11 (partial retainage) to the Earthwork and Erosion Control Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$25,648.95.

Drainage and Utilities:

Pay Application No. 14 (Partial Retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits presented to the Board Pay Application No. 14 (partial retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 14 (partial retainage) to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$159,725.80.

Pay Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits presented to the Board Pay Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay

RECORD OF PROCEEDINGS

Application No. 15 to the Drainage and Utilities Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$160,486.37.

Roadway Improvements:

Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$19,842.54 for grade curb cut and WWTP drive erosion control.

Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Harding, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of -\$50,343.29 for Phase 3 final pavement design adjustments.

Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Change Order No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$9,475.56 for Regrade Utility Easement, R&R Midblock section, and I-70 Tie In.

Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.: Director Lashnits reviewed with the Board Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Harding, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Pay Application No. 10 to the Roadway Improvements Contract with Premier Earthworks & Infrastructure, Inc., in the amount of \$210,697.93.

Landscape Improvements:

Change Order No. 8 to the Landscape Improvements Contract with Environmental Designs, Inc. ("EDI"): Director Lashnits reviewed with the Board Change Order No. 8 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Knopinski and, upon vote, unanimously carried, the Board approved Change Order No. 8 to the Landscape Improvements Contract with EDI, in the amount of \$2,204.74 for directional bore irrigation sleeve.

Change Order No. 9 to the Landscape Improvements Contract with EDI: Director Lashnits reviewed with the Board Change Order No. 9 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Knopinski, seconded by Director Lashnits and, upon vote, unanimously carried, the Board approved Change Order No. 9 to the Landscape Improvements Contract with EDI, in the amount of \$22,302.05 for park seat wall adjustment, MSE walls, permits and plan reviews.

Pay Application No. 5 to the Landscape Improvements Contract with EDI: Director Lashnits reviewed with the Board Pay Application No. 5 to the Landscape Improvements Contract with EDI.

Following discussion, upon motion duly made by Director Lashnits, seconded by Director Lehman and, upon vote, unanimously carried, the Board approved Pay Application No. 5 to the Landscape Improvements Contract with EDI, in the amount of \$165,047.10.

OTHER MATTERS

Ms. Ripko discussed ideas about community outreach programs with the Board.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded and, upon vote unanimously carried, the meeting was adjourned.

RECORD OF PROCEEDINGS

Respectfully submitted,

By: _____
Secretary for the Meeting



2019 LEGAL SERVICES AND FEE SUMMARY AGREEMENT

The following is a summary of the fees and charges for the various legal services offered by Altitude Community Law.

Our retainer programs reduce your association's legal expenditures and simplify the budgeting process by establishing a fixed monthly fee. This fee purchases the essential legal services your association requires, making us available to you as needed. We now offer two retainer packages to better fit your needs.

BASIC RETAINER SERVICES AND BENEFITS

For a yearly fee of \$2,460 payable at \$205 per month, retainer clients receive the following legal services and benefits without further charges:

Unlimited Telephone Consultations. We will engage in unlimited telephone consultations with a designated board member and the association's manager regarding legal and other questions and the status of ongoing work that we are performing on your behalf, exclusive of litigation, foreclosure, covenant enforcement, and document amendment matters. Written consultations and communications, such as faxes, emails, and correspondence will be billed at our reduced hourly rates. If it is necessary to review governing documents, correspondence, etc. to answer a question, you will be billed at our reduced hourly rates.

Reduced Hourly Rates. For legal services beyond what is included in the retainer, we will provide those services at \$20 per hour less than our non-retainer rates for attorneys and paralegals.

In-Office Consultation. We will meet with a designated board member and/or the association's manager in our office for 30 minutes on any new matter. If the meeting extends beyond the 30 minutes, you will be billed at our reduced hourly rates.

Attendance at Board Meeting. At your request, we will attend one board meeting per twelve month period for up to one hour. If our attendance exceeds one hour, you will be billed at our reduced hourly rates.

Audit Response Letter. We will prepare a letter to your financial auditor in connection with your annual audit indicating pending or threatened litigation. We will also review your annual financial audit upon completion.

Periodic Report. We will prepare and file your periodic report with the Secretary of State if you have designated us as your registered agent.

DORA Renewal: We will prepare and file your renewal report with DORA if you request us to do so.

Availability and Priority. We guarantee attorney availability to you, including after hours, via cell phone, and that your work will have priority over non-retainer clients.

PREMIUM RETAINER SERVICES AND BENEFITS

For a yearly fee of \$6,000, payable at \$500 per month, we will provide the following legal services and benefits without further charges:

In addition to the services provided to Retainer clients, Premium Retainer clients will receive the following additional services:

Email Exchanges. We will communicate with your delegated board member and the association's manager via email up to 90 minutes every month

Attendance at 2 Board Meetings. At your request, we will attend a total of two board meetings per twelve month period for up to one hour each. If our attendance exceeds one hour, you will be billed at our reduced hourly rates.

CUSTOMIZED RETAINER OPTION

Many of our clients are on a customized retainer to address their specific needs and circumstances. We will be happy to work with you to develop a customized retainer and provide you with a fixed fee quote. Please talk to your primary attorney.

NON-RETAINER SERVICES AND BILLING TERMS

If you desire representation on a non-retainer basis, you will be billed hourly for all work performed unless a flat fee has been agreed to in advance, such as collection matters or amendment of documents. Our hourly rates for 2019 non-retainer clients are \$95 - \$120 for paralegals/legal assistants, \$300 - \$330 for attorneys. Non-retainer clients are billed hourly for all phone calls.

TERMINATION OF REPRESENTATION

You may terminate our representation at any time by notifying us in writing and we may resign from representation by notifying you in writing. In either case, you understand that court or administrative rules may require us to obtain a judicial or administrative order to permit our withdrawal. We agree that upon receipt of your termination notice, we will take such action as is necessary to withdraw from representing you, including requesting any necessary judicial or administrative order for withdrawal. However, whether you terminate our representation, we cease performing further work and/or withdraw from representing you, as allowed under the Colorado Rules of Professional Conduct or for your failure to comply with the terms of this Agreement, you understand and agree that you continue to be responsible to us for the payment of all fees and expenses due and owing and incurred in withdrawing from representing you, including any fees and expenses we incur to obtain, and/or during the time we are seeking to obtain, any necessary judicial or administrative order to approve our withdrawal.

If you so request, we will send to you your files as soon as a particular matter is concluded. If you do not request your files, the firm will keep the files for a minimum of six (6) years, after which it may retain, destroy or otherwise dispose of them.

PRIVACY POLICY

Attorneys, like other professionals who provide certain financial services, are now required by federal and state laws to inform their clients of their policies regarding privacy of client information. Attorneys have been and continue to be bound by professional standards of confidentiality that are even more stringent than those required by this new law. Thus we have always protected the privacy of your confidential information.

In the course of providing legal services, we sometimes receive significant nonpublic personal information from our clients. As a client of Altitude Community Law you should know that all such information we receive from you is held in confidence. We do not disclose such information to anyone outside the firm except when required or authorized by applicable law or the applicable rules of professional conduct governing lawyers, or when authorized by you in writing.

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. In order to guard your nonpublic personal information we maintain, physical, electronic and procedural safeguards that comply with our professional standards.

If you have any questions or would like more information about our privacy policies and practices, please let us know.

GENERAL TERMS FOR ALL CLIENTS

We represent the association as a corporate entity. We will take our direction for work as instructed by the manager or the board. We do not represent any individual board members or homeowners.

Clients are required to reimburse us for cost advances and other out-of-pocket expenses. Reimbursement is made at actual cost for outside charges such as court recording fees, filing fees, service of process charges, computerized legal research, expert witness fees, title searches, deposition reporting and transcription fees, outside photocopying, etc. Typically, we do not charge for internal photocopies, faxes, postage and long distance telephone calls unless these charges are extraordinary. We provide monthly statements for services and expenses incurred. Unless other arrangements are made and agreed upon in writing, all charges are due and payable upon your receipt of the statement. A finance charge of 12% per annum may be imposed upon any amount not paid within 30 days of becoming due. Fees may be modified upon 30 days prior written notice. If it becomes necessary to file suit to recover unpaid attorney fees, the prevailing party shall be entitled to receive its attorney fees.

In the event we have not been provided with, or our files do not contain, all of the recorded documents of the association, we retain the right to obtain any such recorded documents to supplement our file without association approval and at the association's cost. The association's cost will include, but not be limited to, hourly charges for procuring the documents and copying costs. In order to provide you with the most efficient and effective service we will, at all times, unless otherwise directed, work through your manager if appropriate.

Should you have any questions, please do not hesitate to call any of our attorneys. We are happy to answer any of your questions or meet with you at no charge to discuss our services and fees in greater detail.

RESPONSE REQUIRED

If you desire to engage our services, please indicate below which type of service you prefer by checking the appropriate box, execute the acceptance and return it to us via mail, e-mail or fax.

Please select one from the General Legal Services column:

General Legal Services (Select One):

- Basic Retainer Services
- Premium Retainer Services
- Non-Retainer

Collection Services:

Please see attached Fee Structure

Agreed to and accepted this 18 day of January, 2019

Skay Ranch CAB
Print Association Name

By: [Signature]
President/Manager

Sky Ranch CAB – Project Manager Board Report

Date: 10/11/19

DESIGN AND CONSTRUCTION

Status Report and Progress Updates

- Earthwork – performing corrections and certifications for close-out
- Dirt Shortage – Recalibrating with new home starts; KB import; PEI import
- Drainage and Utilities – pedestrian bridge in channel; meter pits after curb in Ph 2 and 3
- Concrete and Asphalt Phase 1 – Ph 1 streets complete; working on signage and striping; KB TD#3 streets complete; Richmond TD#2 approximately 30% complete; Start 6th Ave in October
- Xcel – working on remaining gas and electric in Ph 1; street lights in Ph 1; pre-con for Ph 3
- Landscaping – 8th Ave entry 80% complete and started watering; Central Park plaza hardscapes 80% complete, irrigation started and plan to sod by end of October; Monaghan fencing and columns complete; Working on 8th Ave fencing; drainage channel and pond 50% complete; Monduments 75% complete
- Maintaining SEMSWA and Urban Drainage compliance – Builder SWMP transfer once plans approved
- Preliminary planning/engineering for Filing 2 (Changing to Filing 4) – GDP comments received and working on responses; meetings required with CDOT, Urban Drainage, Open Space; Ongoing discussions with Interchange/1601 group

BUDGET

- Budget review – review and amendment in process

CONTRACTS, CHANGE ORDERS AND TASK ORDERS

Filing 1

- EDI – CO #10 (82560) – (\$22,510.57) – credit for deletion of 8th Ave landscaping
- EDI – CO #11 - \$4,455.01
 - COR 84142 – \$4,563.10 – 8th ave median strip not in design
 - COR 84052 – (\$108.09) – change cobble to turf at 8th and Waterloo
- EDI – CO #12 - \$2,881.40
 - COR 84135 - \$2,591.57 – Tract G (8th Ave) seeding
 - COR 84320 -- \$289.83 – Tract Q (8th Ave) seeding
- EDI – CO #13 (82573) - \$5,867.86 – retaining wall engineering
- KT Engineering – TO#15 - \$19,880.00 – grade checks, as-builts, landscaping, dry utilities
- PEI Roadways – CO #11 (COR 25) - \$9,197.23 – Phase 2 cost revisions per final pavement design
- Pure Cycle – Master Contract - \$418,575.84 – fencing and landscaping
- Xcel Energy - \$324,707.42

- \$97,711.69 – Phase 3 Gas Distribution
- \$226,995.73 – Phase 3 Street Lights

Filing 2 (Changing to Filing 3)

PAYABLES (OUTSIDE OF CONTRACT)

Skv Ranch
Filing 1

Contract Entity	Activity Code	Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
CAB	203	Fees, Permits and Administration	Arapahoe County	127,100	127,100	-	109,516	100%	-	-
CAB	201	Legal and Title	Butler Snow	425	425	-	-	100%	-	-
CAB	303	Erosion Control	CMS	20,000	2,500	-	2,056	13%	17,500	125
CAB	302	Geotech	CTL Thompson	361,958	366,967	-	301,762	101%	(5,009)	18,348
CAB	205	Engineering	CVL Consultants	69,026	69,026	-	56,761	100%	-	-
CAB	311	Landscaping	Environmental Designs	3,414,382	1,022,903	43,576	1,022,903	30%	2,391,480	51,145
CAB	205	Engineering	ERO Resources Group	580	580	-	477	100%	-	-
CAB	303	Erosion Control	Erosion Controls of CO	84,680	70,965	-	58,355	84%	13,715	3,548
CAB	201	Legal and Title	Hoffman, Parker, etc	8,304	8,304	-	-	100%	-	-
CAB	202	District	IDES	150,000	131,507	-	108,140	88%	18,493	-
CAB	301	Survey	KT Engineering	493,060	461,510	-	379,506	94%	31,550	23,076
CAB	202	District	McGeady Becher	33,225	33,225	-	27,321	100%	-	-
CAB	311	Landscaping	MPI Designs	23,970	18,630	-	18,630	78%	5,340	932
CAB	201	Legal and Title	Otis Beddingfield & Peters	235	235	-	-	100%	-	-
CAB	304	Grading	PEI	1,538,880	1,538,937	51,298	800,247	100%	(57)	76,947
CAB	305	Sanitary Sewer	PEI	2,475,352	2,462,457	83,391	2,462,457	99%	12,895	123,123
CAB	306	Water	PEI	2,396,062	2,377,376	80,984	2,377,376	99%	18,686	118,869
CAB	307	Storm Sewer	PEI	4,965,666	4,831,817	162,684	4,831,817	97%	133,849	241,591
CAB	310	Dry Utilities	PEI	195,271	192,103	6,403	-	98%	3,168	9,605
CAB	308	Concrete	PEI	3,518,417	2,541,165	127,058	2,541,165	72%	977,252	127,058
CAB	309	Asphalt	PEI	4,987,232	3,012,393	150,620	3,012,393	60%	1,974,839	150,620
CAB	303	Erosion Control	Pure Cycle Erosion Control	64,800	-	-	-	0%	64,800	-
CAB	311	Landscaping	Pure Cycle Landscaping	418,576	-	-	-	0%	418,576	-
CAB	202	District	SDMS	25,583	25,583	-	21,037	100%	-	-
CAB	203	Fees, Permits and Administration	SEMSWA	18,750	18,750	-	15,418	100%	-	-
CAB	107	District	Sentinel	-	-	-	-	0%	-	-
CAB	202	District	Sentinel	78	78	-	64	100%	-	-
CAB	201	Legal and Title	Spencer Fane	228	228	-	-	100%	-	-
CAB	310	Dry Utilities	Xcel Energy	2,368,589	2,368,589	-	597,189	100%	-	-
		Total		27,760,429	21,683,353	706,014	18,739,589		6,077,077	1,063,416

Skv Ranch
 Filing 2

Contract Entity	Activity Code	Activity Description	Vendor	Total Contracts	Total Invoices	Total Retainage	Total Reimbursable	% Complete	Remaining to Spend	Management Fee
CAB	203	Fees, Permits and Administration	Arapahoe County	61,500	61,500	-	50,572	100%	-	-
CAB	205	Engineering	CVI Consultants	171,900	199,449	-	164,009	116%	(27,549)	-
CAB	205	Engineering	ERC	15,886	7,887	-	6,486	50%	7,999	-
CAB	205	Engineering	ERO	2,000	2,427	-	1,996	121%	(427)	-
CAB	205	Engineering	LSC	14,950	14,288	-	11,750	96%	662	-
CAB	204	Planning	PCS Group	183,500	106,071	-	87,224	58%	77,429	-
CAB	203	Fees, Permits and Administration	Tri-County Health	330	330	-	271	100%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
CAB	-	-	-	-	-	-	-	0%	-	-
Total				450,066	391,952	-	322,307	6	58,114	-

SKY RANCH COMMUNITY AUTHORITY BOARD

Board Meeting Project Status

October 11, 2019

Construction Contract Documents

Drainage and Utilities Contract – Premier Earthworks & Infrastructure

Change Orders

- Recommend Ratification:
 - None
- Recommend Approval:
 - None

Pay Applications

- Pay Application #16 is recommended for payment: \$105,708.01 (\$110,444.79 District; \$826.80 Non-District; \$5,563.58 Retained)
 - \$9,863,752.41 Billed to Date. \$333,461.82 Retained. \$9,530,290.59 Paid to Date.

Roadways Contract – Premier Earthworks & Infrastructure

Change Orders

- Recommend Ratification:
 - None
- Recommend Approval:
 - Change Order #11: \$9,197.23 for Phase 2 Final Payment Design

Pay Applications

- Pay Application #11 is recommended for payment: \$701,480.69 (\$738,400.73 District; \$0.00 Non-District; \$36,920.04 Retained)
 - \$5,570,450.46 Billed to Date. \$278,522.52 Retained. \$5,291,927.94 Paid to Date.

Landscape Contract – Environmental Designs, Inc.

Change Orders

- Recommend Ratification:
 - None
- Recommend Approval:
 - Change Order #10: -\$22,510.57 for Irrigation Changes in front of Model Homes
 - Change Order #11: \$4,455.01 for Additional Median Landscape and Replace Rock with Grass at 8th Place & White Crow
 - Change Order #12: \$2,881.40 for Drill Seeding in Tract G and Tract Q
 - Change Order #13: \$5,867.86 for MSE Wall Engineering

Pay Applications

- Pay Application #6 is recommended for payment: \$325,109.93 (\$342,220.97 District; \$0.00 Non-District; \$17,111.05 Retained)
 - \$1,040,013.58 Billed to Date. \$52,000.68 Retained. \$988,012.90 Paid to Date.

Earthwork Contract – Premier Earthworks & Infrastructure

Change Orders

- Recommend Ratification:
 - None
- Recommend Approval:
 - None

Pay Applications

- None

Other Matters

- IDES has reviewed \$2,815,099.16 in expenditures for Cost Certification #2 and has certified \$2,677,007.63 as District Eligible.

Sky Ranch Community Authority Board

Contractors Change Order Log Paid-To-Date Summary

Contractor	Change Orders	Total Contract Amount	Amount Billed	Remaining
PEI - Grading	7	\$1,538,936.87	\$1,487,638.98	\$51,297.89
PEI - Drainage & Utilities	16	\$10,032,349.56	\$9,424,582.58	\$607,766.98
PEI - Roadways	10	\$8,513,344.25	\$4,590,447.25	\$3,922,897.00
EDI - Landscape	9	\$1,771,024.69	\$662,902.98	\$1,108,121.71
Total		\$21,855,655.37	\$16,165,571.79	\$5,690,083.58

Sky Ranch Community Authority Board

Summary of Contract Changes

Change Order Log

#	Contractor	Original Contract Amount	Executed CO's		New Contract	
			Amount	Days	Amount	Days
1	PEI - Grading	\$1,418,885.53	\$120,051.34	31	\$1,538,936.87	31
2	PEI - Drainage & Utilities	\$8,971,057.30	\$1,061,292.26	55	\$10,032,349.56	55
3	PEI - Roadways	\$8,368,649.67	\$144,694.58	26	\$8,513,344.25	26
4	EDI - Landscape	\$1,633,252.04	\$137,772.65	119	\$1,771,024.69	119
5						
6						
7						
	Total	\$20,391,844.54	\$1,463,810.83		\$21,855,655.37	

Potential Change Order Log

#	Contractor	Current Contract	Days	Potential Change Orders		Potential Contract	
				Amount	Days	Amount	Days
1	PEI - Grading	\$1,538,936.87	31	\$0.00	0	\$1,538,936.87	31
2	PEI - Drainage & Utilities	\$10,032,349.56	55	\$34,687.27	1.5	\$10,067,036.83	57
3	PEI - Roadways	\$8,513,344.25	26	\$42,070.86	2	\$8,555,415.11	28
4	EDI - Landscape	\$1,771,024.69	215	\$57,462.39	31	\$1,828,487.08	246
5							
6							
7							
	Total	\$21,855,655.37		\$134,220.52		\$21,989,875.89	
Potential Total of All Change Orders						\$134,220.52	

Force Account Log

#	Contractor	Original Amount	Change	New Balance
1	PEI - Grading	\$0.00	\$0.00	\$0.00
2	PEI - Drainage & Utilities	\$0.00	\$0.00	\$0.00
3	PEI - Roadways	\$0.00	\$0.00	\$0.00
4	EDI - Landscape	\$85.00	\$0.00	\$85.00
5				
6				
7				
	Total		\$0.00	\$0.00

Sky Ranch Community Authority Board
Check Run
10/4/19

Vendor	Name	Date	Account	Account Description	Invoice/CM #	Line Description	Amount Due	Type
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD5.00 Aug19	SKYRMD5-00	6.27	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD5.00 Aug19	SKYRMD5-03 Records Management	42.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD5.00 Aug19	SKYRMD5-05 Insurance Matters	42.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD5.00 Aug19	SKYRMD5-11 Management-Budget Matters	70.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD1.00 Aug19	SKYRMD1-00	12.50	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD1.00 Aug19	SKYRMD1-03 Records Management	42.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD1.00 Aug19	SKYRMD1-05 Insurance Matters	42.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRMD1.00 Aug19	SKYRMD1-11 Management Budget Matters	70.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-00	70.03	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-01 Board Meetings	1,334.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-02 Management Matters	126.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-03 Records Management	154.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-05 Insurance Matters	308.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-11 Management Budget Matters	28.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-16 Management-Bond Matters	216.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-21 Covenant Control	38.00	General
1000	Special District Management Svs (SDMS)	08/31/19	7000	SDMS Fees	SKYRCAB.00 Aug19	SKYRMD1-24 Website Design/Maintenance	76.00	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-0004 Board Meetings	2,263.20	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-0005 Budgets	140.00	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-0019 Conflict of Interest Disclosures	252.00	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-0703 Rocky Mountain Midstream Easement	1,750.00	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-0901 Bonds 2019	12,499.00	General
1060	McGeady Becher P.C.	08/31/19	7010	Legal	1337M 08.31.19	1337-1501 Filing 1 Plat Conveyances Operating Expenditures (WF)	210.00 <u>19,791.00</u>	General
1090	MPI Designs	08/21/19	1610	Sky Ranch Development	1212	Site Walks and Meetings Including Coordination	935.00	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 10 RWI	General - Phase 1B	7,926.33	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 10 RWI	General - Phase 1C	3,866.50	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 10 RWI	General - Phase 2	18,745.05	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 10 RWI	General - Phase 3	215,279.02	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 10 RWI	Change Orders	(24,029.61)	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	2320	Deductions Payable	Payment 10 RWI	Less Retainage - 5%	(1,089.36)	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	1610	Sky Ranch Development	Payment 15 UTL	Change Orders	168,933.02	Capital
1080	Premier Earthworks & Infrastructure	08/25/19	2320	Deductions Payable	Payment 15 UTL	Less Retainage - 5%	(8,446.65)	Capital
1230	Environmental Designs, Inc.	08/25/19	1610	Sky Ranch Development	Payment 5	Seeding	4,481.00	Capital
1230	Environmental Designs, Inc.	08/25/19	1610	Sky Ranch Development	Payment 5	Plants	95,128.00	Capital
1230	Environmental Designs, Inc.	08/25/19	1610	Sky Ranch Development	Payment 5	Irrigation	30,670.00	Capital
1230	Environmental Designs, Inc.	08/25/19	1610	Sky Ranch Development	Payment 5	Hardscapes	39,910.00	Capital
1230	Environmental Designs, Inc.	08/25/19	1610	Sky Ranch Development	Payment 5	Change Orders	3,544.79	Capital
1230	Environmental Designs, Inc.	08/25/19	2320	Deductions Payable	Payment 5	Retainage 5%	(8,686.69)	Capital
1145	CTL Thompson Incorporated	08/31/19	1610	Sky Ranch Development	520343	Sky Ranch, Filing 1, Phase 1	2,148.00	Capital
1120	Independent District Engineering Serv.	09/01/19	1610	Sky Ranch Development	DEN098.22	CAB Sky Ranch Metro District - Aug 2019	9,022.72	Capital
1225	CMS Environmental Solutions, LLC	09/01/19	1610	Sky Ranch Development	95349	Filing 1 - BI-Weekly Plus required post storm inspections for the previous month	375.00	Capital
1040	Southeast Metro Stormwater Authority	09/12/19	1610	Sky Ranch Development	DPR16-00031-5	GESC re-inspection fee (Case No: DPR16-00031) - non-compliance	160.00	Capital
1150	Xcel Energy	09/23/19	1610	Sky Ranch Development	654866036	Phase 3 Street Lights	226,995.73	Capital
1150	Xcel Energy	09/23/19	1610	Sky Ranch Development	654866036	Phase 3 Gas Distribution	97,711.69	Capital
1125	CVL Consultants of Colorado, Inc.	08/26/19	1615	Sky Ranch Development Filing 2	026933	Contract: 8-13-01073-20, Sky Ranch Filing 2 - Engineering and Surveying services	8,682.08	Capital
1170	PCS Group, Inc.	09/10/19	1615	Sky Ranch Development Filing 2	10279	Design - SR Filing 2	1,387.85	Capital
1195	LSC Transportation Consultants, Inc.	08/21/19	1615	Sky Ranch Development Filing 2	57106	Professional services rendered through 07/28/2019	1,252.20	Capital
1195	LSC Transportation Consultants, Inc.	09/10/19	1615	Sky Ranch Development Filing 2	57284	Professional services rendered through 08/30/2019	653.50	Capital
Capital Expenditures (WF)							<u>885,555.17</u>	
Total							<u>905,346.17</u>	

**SKY RANCH COMMUNITY AUTHORITY BOARD
CAPITAL PROJECTS FUND
2019 BUDGET AMENDMENT**

	ORIGINAL BUDGET 2019	AMENDED BUDGET 2019
BEGINNING FUND BALANCES	\$ -	\$ (67,120)
REVENUES		
Developer Advance	8,394,000	14,962,620
Net Investment Income	3,000	3,000
Bond Issuance	-	12,378,000
Total revenues	<u>8,397,000</u>	<u>27,343,620</u>
TRANSFERS IN		
Transfer from General Fund	250,000	250,000
Total transfers in	<u>250,000</u>	<u>250,000</u>
Total funds available	<u>8,647,000</u>	<u>27,526,500</u>
EXPENDITURES		
General and Administrative		
Legal	25,000	25,000
District Management Fees	25,000	25,000
Interest Expense on Debt Service	65,000	-
Contingency	-	77,000
Bond Issue Costs	-	499,654
Capital Outlay		
Legal	25,000	-
Title	20,000	-
Planning & Engineering	20,000	-
General Site Work	10,000	26,000
Promotional Activities	-	117,000
Interchange	500,000	-
Rec Center	-	40,000
Legal & Title	111,000	84,000
District Expenses (I.E. District Engineer)	123,000	127,000
Fees, Permits & Administration	169,000	19,000
Planning	250,000	188,000
Engineering	275,000	239,000
Survey	60,000	296,000
Geotech	58,000	196,000
Erosion Control	66,000	227,000
Grading	250,000	288,000
Sanitary Sewer	200,000	843,000
Water	200,000	991,000
Storm Sewer	200,000	1,996,000
Concrete	2,087,000	2,150,000
Asphalt	1,429,000	3,064,000
Dry Utilities	279,000	996,000
Landscaping	1,239,000	1,179,000
Warranty & Turnover	103,000	40,000
Project Management Fee	244,000	860,500
Repay Developer Advance	-	9,408,434
Construction Contingency	614,000	1,055,000
Total expenditures	<u>8,647,000</u>	<u>25,056,588</u>
TRANSFERS OUT		
Transfer to Debt Service Fund	-	2,469,912
Total transfers out	<u>-</u>	<u>2,469,912</u>
Total expenditures and transfers out requiring appropriation	<u>8,647,000</u>	<u>27,526,500</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>

**SKY RANCH COMMUNITY AUTHORITY BOARD
DEBT SERVICE FUND
2019 BUDGET AMENDMENT**

	ORIGINAL BUDGET 2019	AMENDED BUDGET 2019
BEGINNING FUND BALANCES	\$ -	\$ -
REVENUES		
Net Investment Income	-	6,000
Total revenues	<u>-</u>	<u>6,000</u>
TRANSFERS IN		
Transfer from Capital Projects Fund	-	2,469,912
Total transfers in	<u>-</u>	<u>2,469,912</u>
Total funds available	<u>-</u>	<u>2,475,912</u>
EXPENDITURES		
Bond Interest	-	83,800
Contingency	-	50,000
Total expenditures	<u>-</u>	<u>133,800</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>133,800</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ 2,342,112</u>
SERIES 2019A REQUIRED RESERVE	<u>\$ -</u>	<u>\$ 907,300</u>