

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1 HELD JANUARY 13, 2015

A special meeting of the Board of Directors (referred to hereafter as "Board") of the Beebe Draw Farms Metropolitan District No. 1 (referred to hereafter as "District") was convened on Tuesday, the 13th day of January, 2015, at 6:00 P.M., at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Linda E. Cox
Douglas A. Tabor
Josh Freeman
Glen Adkins (via speakerphone)

Following discussion, upon motion duly made by Director Cox, seconded by President Tabor and, upon vote, unanimously carried, the absence of Michael Welch was excused.

Also In Attendance Were:

Lisa Johnson; Special District Management Services, Inc.

Paul "Joe" Knopinski, John W. Dick, II and Christine Hethcock (via speakerphone); Beebe Draw Farms Metropolitan District No. 2 Board members

DISCLOSURES OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: It was noted that disclosures of potential conflicts of interest statements for each of the Directors were filed with the Secretary of State at least seventy-two hours in advance of the meeting. Ms. Johnson requested that the Directors review the Agenda for the meeting and to advise the Board of any conflicts of interest which should be disclosed. Director Freeman disclosed that he currently serves as a board member on the Pelican Lake Ranch Property Owner's Association.

ADMINISTRATIVE MATTERS

Agenda: The Board reviewed the proposed Agenda for the District's special meeting.

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Following discussion, upon motion duly made by Director Cox, seconded by President Tabor and, upon vote, unanimously carried, the Board approved the Agenda for the District's special meeting.

Approval of Meeting Location: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting.

Following discussion, and upon motion duly made by Director Cox, seconded by President Tabor and, upon vote, unanimously carried, the Board determined that because there was not a suitable or convenient location within its boundaries to conduct this meeting, it was determined to conduct the meeting at the above-stated location. The Board further noted that notice of this location 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 its boundaries.

Resolution No. 2015-01-01 regarding 24-hour Posting Place: The Board considered Resolution No. 2015-01-01 designating the place at which notice will be posted at least 24 hours prior to each meeting.

Following review, upon motion duly made by President Tabor, seconded by Director Cox and, upon vote, unanimously carried, the Board adopted Resolution No. 2015-01-01, as presented. A copy of the Resolution is attached hereto, and incorporated herein, by this reference.

PUBLIC COMMENT There were no public comments.

CONSENT AGENDA **Consent Agenda:** The Board considered the following actions:

- Review and approve Minutes of the November 11, 2014 regular meeting.
- Review and approve the payment of claims through the period ending January 13, 2015, as follows:

General Fund:	\$ 6,575.17
Debt Service Fund	\$ 250.00
Total:	\$ <u>6,825.17</u>

Following discussion, upon motion duly made by Director Cox, seconded by President Tabor and, upon vote, unanimously carried, the Board approved the

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consent agenda with check #9074, payable to Michael Welch in the amount of \$92.35 being voided.

LEGAL MATTERS

Public Hearing on the Inclusion of the front 36 lots owned by REI Limited Liability Company: President Tabor opened the public hearing.

It was noted that publication of Notice stating that the Board would consider the exclusion of the property and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received and the public hearing was closed.

Following discussion, upon motion duly made by President Tabor, seconded by Director Cox and, upon vote, unanimously carried, the Board approved the inclusion of the property as described in the Petition. A copy of the Resolution No. 2015-01-02 for Inclusion is attached hereto and incorporated herein by this reference.

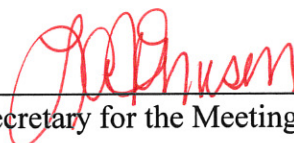
OTHER MATTERS

Cancellation of the April 14, 2015 Regular Meeting: The Board acknowledged that the April 14, 2015 regular meeting has been cancelled.

ADJOURNMENT

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

Respectfully submitted,

By  _____
Secretary for the Meeting

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THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 13, 2015
MEETING MINUTES OF THE BEEBE DRAW FARMS METROPOLITAN
DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:

Linda E. Cox

Michael Welch

Josh Freeman

Douglas A. Tabor

Glen Adkins

RESOLUTION NO. 2015-01-01
RESOLUTION OF THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1
REGARDING POSTING FOR MEETINGS

WHEREAS, Special Districts are required by Subsection 24-6-402(2)(c), C.R.S., to designate annually at the District Board's first regular meeting of each calendar year, the place at which notice will be posted at least 24 hours prior to each meeting.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1 AS FOLLOWS:

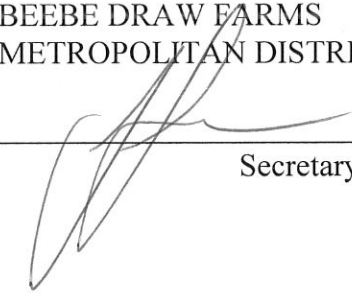
1. Notices of meetings of the District Board required pursuant to Section 24-6-401, et seq., C.R.S., shall be posted within the boundaries of the District at least 24 hours prior to each meeting at the following location:

16498 Badminton Road South
Lot 84
Platteville, Colorado 80651

2. Notices of regular or special meetings required to be posted at three public places within the District and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall continue to be made pursuant to Section 32-1-903(2), C.R.S.

ADOPTED this 13th day of January, 2015.

BEEBE DRAW FARMS
METROPOLITAN DISTRICT NO. 1



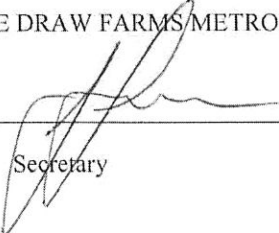
Secretary

CERTIFICATION

I hereby certify that the attached is a true and correct copy of Resolution No. 2015-01-02,
Resolution of the Board of Directors of Beebe Draw Farms Metropolitan District No. 1,
Resolution for Inclusion of Real Property.

BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1

Date: 1-13-15

By: 

Secretary

RESOLUTION NO. 2015-01-02-

**RESOLUTION OF THE BOARD OF DIRECTORS OF
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1
FOR INCLUSION OF REAL PROPERTY**

WHEREAS, REI Limited Liability Company, a Wyoming limited liability company (the "Petitioner"), the 100% fee owner of the Property (hereinafter defined) has petitioned the Beebe Draw Farms Metropolitan District No. 1 (the "District") for the inclusion into the District's boundaries of the real property hereinafter described ("Property"); and

WHEREAS, Public Notice has been published in accordance with law, calling for a public hearing on the request for approval of said Petition; and

WHEREAS, the statutory requirements of Section 32-1-401(1)(a), C.R.S., for submission of petitions for inclusion to the Board of Directors of the District ("Board"), including a legal description of the Property, a statement that assent to the inclusion of the Property was obtained by the 100% fee owner thereof and acknowledgment in the same manner as required for conveyances of land, were presented to and have been satisfied and approved by the Board; and

WHEREAS, the District may consider the enlargement or extension of its facilities in the exercise of discretion as a governmental function in the interest of public health, safety and welfare; and

WHEREAS, the District is capable of serving the Property with facilities of the District.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Board of Directors of the District shall and hereby does order the inclusion of the Property described herein within the boundaries of the District.
2. The name and address of the Petitioner(s) and the legal description of the Property are as follows:

Petitioner: REI Limited Liability Company, a Wyoming
limited liability company

Address of Petitioner: 6025 S. Lima St., Englewood, CO 80111

Legal Description: Approximately 74.340 acres of land legally
described on **Exhibit A** attached hereto and
incorporated herein.

3. That approval of this inclusion is further subject to the following:

(a) On and after the effective date of this inclusion (which shall be the date of recording of the Court Order approving the inclusion by the Clerk and Recorder of Weld County,

Colorado, unless otherwise specified in the Court Order), Petitioner shall be subject to the rules and regulations of the District, and the payment of any and all taxes, fees, rates and charges of the District.

Dated this 13 day of January, 2015.

BEEBE DRAW FARMS METROPOLITAN DISTRICT
NO. 1

By: Douglas A. Tabor
President

Attest:

Secretary

EXHIBIT A

Legal Description

Lots 1 through 36, Beebe Draw Farms & Equestrian Center Corrected 1st Filing, County of Weld, and State of Colorado.