

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
APRIL 11, 2017**

A Special meeting of the Board of Directors (referred to hereafter as the "Board") of the Beebe Draw Farms Authority (referred to hereafter as the "Authority") was convened on Tuesday, the 11th day of April, 2017, 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:

Paul ("Joe") Knopinski
Christine Hethcock
William ("Bill") Caldwell
Glen Adkins

Also In Attendance Were:

Lisa A. Johnson; Special District Management Services, Inc.

Elisabeth Cortese, Esq.; McGeady Becher P.C.

Michael Welch, Josh Freeman and Eric Wernsman; Beebe Draw Farms Metropolitan District No. 1 Board Members

Tina Wernsman and Leah Checketts; Employees

See list for other attendees

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Disclosures of Potential Conflicts of Interest: 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.

Ms. Johnson noted that a quorum was present and requested members of the Board 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. It was noted that Directors Caldwell, Hethcock and Knopinski's Disclosure Statements have been filed. Director Caldwell noted that he currently serves on the Property Owner's Association Board of Directors. Director Hethcock disclosed that she is working with Haven

Sporting Club on a possible acquisition of the remaining undeveloped land.

ADMINISTRATIVE MATTERS

Agenda and Confirmation of Notice Posting: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the Authority's special meeting.

Following discussion, upon motion duly made by Director Caldwell, seconded by Director Hethcock and, upon vote, unanimously carried, the Agenda was approved as amended and Ms. Johnson noted meeting notices were posted as required.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the March 14, 2017 regular meeting.
- Consider approval of the payment of claims through the period ending April 11, 2017 as follows:

General Fund:	\$ 24,983.25
Infrastructure Fund	\$ 4,847.50
Amenities Fund	\$ -0-
Total:	\$ 29,830.75

- Accept unaudited financial statements through the period ending December 31, 2016
- Ratify approval of Changer Order No. 1 to the Service Agreement with Acklam, Inc in the amount of \$2,496.

Following discussion, upon motion duly made by Director Hethcock, seconded by Director Adkins and, upon vote, unanimously carried, the Board approved the consent agenda as revised.

PUBLIC COMMENTS

Public Comments: There was no public comment.

OPERATIONS AND MAINTENANCE

Pool Maintenance Services for 2017: The Board discussed the pool maintenance needs for 2017. Director Adkins asked why there was a need for a service agreement for these services. Attorney Cortese provided an explanation on why the Authority required service agreements for certain services provided. Director Adkins confirmed his understanding of the need for service agreements.

Annual Flower Program: Ms. Johnson updated the Board on recent communications she had with Ms. Wernsman regarding the annual flower program. In lieu of services provided in past years by Environmental Design

Inc., residents in the community have volunteered to plant the flowers that will be purchased at a local nursery.

**CAPITAL
AMENITIES
INFRASTRUCTURE**

Capital Amenities: There was no Capital Amenities Matters to discuss.

Status of Filing 2: Director Hethcock reported that work continues to survey the property.

Change Order No. 2 to Acklam, Inc Service Agreement.: Director Hethcock presented Change Order No. 2 to the Acklam, Inc. service agreement in the amount of \$2,970.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, with President Knopinski and Director Hethcock voting yes and Directors Adkins and Caldwell supporting, the Board approved Change Order No. 2 with Acklam, Inc. in the amount of \$2,970.

OTHER BUSINESS

Other Business: There was no other business presented

LEGAL MATTERS

Continued Discussions with Haven Sporting Club: The Board discussed a draft proposal to Haven Sporting Club to potentially allow access to Milton Reservoir along Beebe Draw Farms Parkway.

Members of the public provided comments and asked questions regarding the draft proposal presented.

A committee comprised of President Knopinski and Director Caldwell was formed and authorization was provided to communicate and negotiate the terms of an access agreement.

Amenities Fee Schedule: Director Hethcock presented and the Board discussed a proposed fee schedule for use of the Authorities Amenities. Revisions discussed will be incorporated into a Resolution for Board consideration at the May meeting.

Rules and Regulations: The Board discussed the need for Rules and Regulations related to the existing amenities. Ms. Johnson will provide an example set of Rules and Regulations to Directors Caldwell and Adkins for their review and use in drafting Rules and Regulations for the Authority's existing amenities.

Status of Removal of Aristocrat Duck Club Facilities located at Milton Reservoir: Attorney Cortese provided a status on the removal of Aristocrat Duck Club Facilities located at Milton Reservoir.

Temporary Access Permit: Following discussion, upon motion duly made by Director Caldwell, seconded by Director Adkins and, upon vote, with Directors Adkins, Caldwell and Hethcock voting yes and President Knopinski voting no, the Board approved the execution of a temporary access permit with Farmers Reservoir & Irrigation Company in the event the contractor's permit is not extended.

EXECUTIVE SESSION: Pursuant to Section 24-6-402(4)(b) of the Colorado Revised Statutes (C.R.S.), upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:16 p.m. for the purpose of receiving legal advice from the District's attorney, as authorized by Section 24-6-402(4)(b), C.R.S.

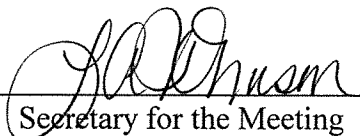
Furthermore, pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the Authority's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S. Please see attached attorney statement. No action was taken.

The Board reconvened in regular session at 8:58 p.m.

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.

Respectfully submitted,

By  Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL APRIL 11, 2017
MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF
DIRECTORS SIGNING BELOW:

Paul "Joe" Knopinski

Christine Hethcock

Glen Adkins

Bill Caldwell

**Attorney Statement
Regarding Privileged Attorney-Client Communication**

Pursuant to §24-6-402(2)(d.5)(II)(b), C.R.S., I attest that, in my capacity as the attorney representing the Beebe Draw Farms Authority, I attended the executive session on April 11, 2017 for the sole purposes of providing legal advice on specific legal questions as authorized by §24-6-402(4)(b) C.R.S. I further attest that it is my opinion that all of the executive session discussion constituted attorney-client privileged communication as provided by §24-6-402(4)(b), C.R.S., and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to §24-6-402(2)(d.5)(II)(b), C.R.S.

Elisabeth A. Cortese, Esq.
General Counsel
Beebe Draw Farms Authority

BEBEE DRAW FARMS AUTHORITY

Beebe Draw Farms Metropolitan District Nos. 1 & 2

April 11, 2017

Please print your name, address and phone number and the issue(s) you are interested in addressing at this meeting.

NAME	ADDRESS	TELEPHONE/EMAIL	ISSUE(S) TO BE ADDRESSED
Carol Sattersteen Edinboro	16510 Fairbanks Rd N	Sattersteen yellow.com	
Marilyn Farrell	16449 Fairbanks Dr S	970-785-1010	
S Adams	16523 Soox Rd N	970-785-6212	
DOUG TAISOR	16487 LEONARD RD. S	970.376.7778	
Lucy Pelik	16503 Bonanza	301-460-2750	
Checketts Robert Lee	16494 Essex Rd S	970-301-2896	
Lina Hensman	16394 Essex Rd S	970 590 4119	
Patty Caldwell	16497 Redgum Rd	970 515-7822	