
**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1
HELD
JULY 17, 2017**

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 Monday, the 17th day of July, 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:

Michael Welch
Josh Freeman
Glen Adkins
William "Bill" Caldwell
Eric Wernsman

Also In Attendance Were:

Lisa Johnson; Special District Management Services, Inc.

Elisabeth Cortese, Esq. McGeady Becher P.C. (Beebe Draw Farms Authority and Beebe Draw Farms Metropolitan District No. 2 General Counsel)

Paul "Joe" Knopinski, Diane Mead and Thomas A. Burk; Beebe Draw Farms Metropolitan District No. 2

Tina Wernsman and Gary Moore; Beebe Draw Farms Authority Employees

Paul Goedecke; L. Paul Goedecke, P.C. (via speakerphone for a portion of the meeting).

See Sign In Sheet for other attendees

**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 Caldwell disclosed that he currently serves on the Property Owner's Association.

**ADMINISTRATIVE
MATTERS**

Agenda: The Board reviewed the proposed Agenda for the District's Special Meeting.

Following discussion, upon motion duly made by Director Wernsman, seconded by President Adkins and, upon vote, unanimously carried, the Board approved the Agenda for the District's Special Meeting and Ms. Johnson noted meeting notices were posted as required.

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 Wernsman, seconded by President Adkins 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.

24-Hour Posting Location: The Board entered into discussion regarding the District's 24-Hour Posting location.

Following discussion, upon motion duly made by Director Wernsman, seconded by President Adkins and, upon vote, unanimously carried, the Board designated the District's 24-Hour Posting location as lot 84.

Beebe Draw Farms Authority Board of Directors: The Board entered into discussion regarding appointing a Board member to serve on the Board of Directors of the Beebe Draw Farms Authority.

Following discussion, upon motion duly made by Director Welch, seconded by Director Wernsman and, upon vote, unanimously carried, the Board appointed Director Caldwell to the Board of Directors of the Beebe Draw Farms Authority.

PUBLIC COMMENT There was no public comment.

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

- Review and approve Minutes of the November 8, 2016 Regular Meeting.

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- Review and approve the payment of claims through the period ending March 14, 2017, as follows:

General Fund:	\$ 2,915.74
Debt Service Fund	\$ <u>250.00</u>
Total:	\$ <u><u>3,165.74</u></u>

- Review and approve the payment of claims through the period ending July 17, 2017, as follows:

General Fund:	\$ 6,542.89
Debt Service Fund	\$ <u>-0-</u>
Total:	\$ <u><u>6,542.89</u></u>

- Review and accept the unaudited financial statements through the period ending May 31, 2017.

Following discussion, upon motion duly made by Director Wernsman, seconded by Director Freeman and, upon vote, unanimously carried, the Board approved the consent agenda.

LEGAL MATTERS

Acknowledgment of Beebe Draw Farms Authority Resolution No. 2017-07-01 Resolution to Increase Water Tap Fee: The Board reviewed Resolution No. 2017-07-01, Resolution to Increase Water Tap Fee from \$15,000 per lot to \$18,000 per lot effective August 1, 2017.

Following discussion, upon motion duly made by President Adkins, seconded by President Caldwell and, upon vote, unanimously carried, the Board acknowledged Resolution No. 2017-07-01, A Resolution of the Beebe Draw Farms Authority to Increase Water Tap Fee.

FINANCIAL MATTERS

2016 Audit: Mr. Goedecke reviewed the draft 2016 audited financial statements of the District with the Board.

Following discussion, upon motion duly made by Director Caldwell, seconded by President Adkins and, upon vote, unanimously carried, the Board approved the 2016 audited financial statements of the District and authorized the execution of the Representations Letter.

2018 Budget: The Board entered into discussion regarding appointing the District Accountant to prepare the 2018 Budget, and setting the date for a Public Hearing to adopt the 2018 Budget.

Following discussion, upon motion duly made by Director Welch, seconded by Director Caldwell and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2018 Budget, and set the date for a Public Hearing to adopt the 2018 Budget for November 14, 2017, at 6:00 p.m. The Public Hearing will be held at the Regular Meeting location, the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, Colorado.

OTHER MATTERS

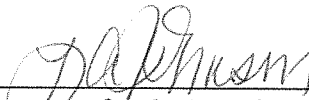
2017 SDA Conference: Ms. Johnson discussed with the Board the 2017 SDA Conference in Keystone, Colorado on September 13, 14 & 15, 2017 and asked if any Board members were interested in attending the conference this year. It was noted that Directors Caldwell and Wernsman are interested in attending.

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.

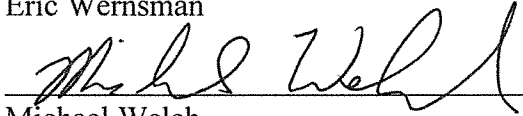
Respectfully submitted,

By

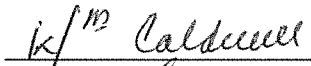

Secretary for the Meeting


THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 17, 2017
MEETING MINUTES OF THE BEEBE DRAW FARMS METROPOLITAN
DISTRICT NO. 1 BY THE BOARD OF DIRECTORS SIGNING BELOW:


Eric Wernsman


Michael Welch

Josh Freeman


Bill Caldwell


Glen Adkins