MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY HELD SEPTEMBER 8, 2015

A regular 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 8th day of September, 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:
Paul "Joe" Knopinski; President, (via speakerphone)
Christine Hethcock
Linda Cox
Glen Adkins

Also In Attendance Were:
Lisa A. Johnson; Special District Management Services, Inc.

Elisabeth Cortese, Esq., McGeady Sisneros, P.C. (via speakerphone)

Doug Tabor and Michael Welch; Beebe Draw Farms Metropolitan District No. 1 Board Members

Kelly Deitman, Halcyon Design, LLC

Gary Moore, Resident and Employee of Beebe Draw Farms Authority

Harvey Greenwood and Anna Mercurio; Tamarack Consulting, LLC

See sign in sheet 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 Hethcock and Knopinski's Disclosure Statements have been filed.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the Authority's regular meeting.

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

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the August 11, 2015 regular meeting.
- Consider approval of the payment of claims through the period ending September 8, 2015 as follows:

General Fund:	$	36,328.88
Infrastructure Fund	$	18,420.36
Amenities Fund	$	21,564.00
Total:	$	**76,313.24**

- Approve unaudited financial statements through the period ending July 31, 2015.

Following discussion, upon motion duly made by Director Cox, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved the consent agenda with the revisions to the August 11, 2015 noted by President Knopinski.

PUBLIC COMMENTS

Public Comments: There were no public comments.

FINANCIAL MATTERS

Status of Budget Committee Meetings: The Board reviewed the preliminary assessed valuation reports for Beebe Draw Farms Metropolitan District Nos. 1 and 2 and noted the significant decline in assessed valuation. Ms. Johnson informed the Board that the Budget Committee met on September 4, 2015 and began preparing the draft 2016 budget. The draft budget will be presented to the Board at the October meeting and the public hearing to adopt the 2016 budget will be held on November 10, 2015.

LEGAL MATTERS

SECOND READING:

Status of Amended Leases with Farmers Reservoir and Irrigation Company ("FRICO"): Attorney Cortese has transmitted the draft documents to Attorney Kron for his review and he has provided her comments. Attorney Cortese has revised the draft and will transmit to FRICO on Wednesday, September 9, 2015.

OPERATIONS AND MAINTENANCE

Action Items Status: The Board reviewed the action items status matrix, which is attached hereto and incorporated herein by this reference.

Hunting Permits from Aristocrat Duck Club: Before the Board meeting began, Director Adkins had a member of the public draw two names from those interested in obtaining a hunting permit this season. Michael Welch and Naomi Flanagan were the recipients of the opportunity to purchase a permit from the Aristocrat Duck Club. Mr. Welch will notify Ms. Flanagan that she was selected. He will also notify Mr. Bowman.

Pool Manager's Report: The Board reviewed the September Pool Manager's Report which is attached hereto and incorporated herein.

2015 Chip Sealing Project: Ms. Johnson reported that the crack sealing work is complete and that the chip seal is scheduled to begin by the end of the week. Mr. Cauldwell asked about the inspection process noting that there were concerns regarding the inspection process during last year's project. Ms. Johnson will remind Empire Management of the issues from last year and transmit the need for more thorough inspections.

New Carpet at Community Center: Director Cox presented samples of new carpet to be installed in the community center. She has received a proposal in the amount of $2,081.50 to install the new carpet. It was unclear if the proposal included the removal of the old carpet. Director Cox will solicit the additional information. It was determined that the carpet expense would be coded to the Community Center expense line item in the General Fund.

Status of RV Storage Facility Improvements: Mr. Tabor updated the Board on the status of the grading project at the expanded RV Storage Facility. Grading was completed and the sight is now ready for the fencing.

Fencing at RV Storage Facility: The Board reviewed a proposal from Split Rail Fence Company, Inc. in the amount of $17,560 to install fencing at the expanded RV Storage Facility. Ms. Johnson prepared a Service Agreement and the contractor has reviewed and agreed to the terms in the agreement.

Following discussion, upon motion duly made by Director Cox, seconded by Director Adkins and, upon vote, with Directors Cox and Akins voting yes and Directors Hethcock and Knopinski supporting, the Board approved a Service Agreement with Split-Rail Fence Co. Inc. in the amount of $17,560.

Staining of Community Center and Painting of Pool Shed: Director Cox presented a proposal from Flawless Painting in the amount of $4,600 to paint and stain the exterior of the community center and pool shed.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Cox and, upon vote, with Directors Cox and Akins voting yes and Directors Hethcock and Knopinski supporting, the Board approved the proposal from Flawless Painting in the amount of $4,600 and directed staff to draft a Service Agreement and transmit to Flawless Painting for execution.

Replacement of Pool Tiles: The Board reviewed a proposal from Peak One Pool & Spa LLC to replace the tiles at the pool in the amount of $4,650.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Cox and, upon vote, with Directors Cox and Adkins voting yes and Directors Knopinski and Hethcock supporting, the Board approved a change order with Peak One Pool and Spa LLC to replace the pool tiles for an amount not to exceed $4,650.

CAPITAL AMENITIES

Status of New Maintenance Facility:

Review appraisal report for Lot 153: The Board reviewed the appraisal report prepared by Kenan Reinert. Mr. Reinart has appraised the lot for $130,000. Attorney Cortese will work with Director Hethcock to finalize the sale with a closing date of September 15, 2015.

Status of Project: Ms. Deitman updated the Board on the progress made on the new maintenance facility project. She will submit the site plan review package to the County on Wednesday, September 9, 2015. Ms. Deitman has also completed a draft of the Request for Qualifications ("RFQ") and transmitted the draft to Attorney Cortese for review and comment. Attorney Cortese will provide revisions to the draft as well as a sample contract to be included in the RFQ.

INFRASTRUCTURE **FIRST READING:**

Planning of Filing 2, Platting of Next Phases: Mr. Greenwood and Ms. Mercurio with Tamarack Consulting, LLC ("Tamarack") presented information regarding present and future planning of the community.

Mr. Greenwood presented an interactive map prepared by his firm that depicts the oil and gas lines installed through the community as well as the draft of the operation and maintenance map. This interactive map can capture several layers of information and can be accessed via the Internet. The fee for this service is $50 per month.

The Board reviewed the information and provided comments to the draft of the operation and maintenance map.

Mr. Greenwood then presented a map of the proposed Filing No. 2. He has divided the Filing into 4 initial phases with the emphasis of development beginning with Phase 1. Phase 1 extends from the boundary of Filing 1 to County Rd. 32 & County Rd. 39 and includes 202 lots with a minimum lot size of 1.5 acres.

Once the final plan of Filling 2 is complete, a meeting with Weld County Planning Department will be requested to discuss the plan and begin the process to seek approval from the County.

SECOND READING:

Paving of Lots 153-158 and 168-175: Mr. Greenwood and Ms. Mercurio presented the bid summary and bids received for the paving of Lots 153-158 and 168-175. Mr. Greenwood recommends awarding a contract to PLM Asphalt & Concrete, Inc. in the amount not to exceed $225,851.83.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, with Directors Knopinski and Hethcock voting yes and Directors Adkins and Cox supporting, the Board approved award of a contract to PLM Asphalt & Concrete, Inc. in the amount not to exceed $225,851.83. Attorney Cortese will work with Mr. Greenwood and Ms. Mercurio to draft the necessary documents.

OTHER BUSINESS

Two Horizontal Well Pads: Mr. Greenwood presented a map indicating the proposed two well pads. He discussed with the Board what to expect should Encana move forward with this project. Tamarack has designed view sheds around the proposed tank battery locations which include fencing, berms and trees. Director Hethcock and Mr. Greenwood are negotiating the terms of an agreement with Encana and will continue to update the Board as to their progress.

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 SEPTEMBER 8, 2015 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____

Paul "Joe" Knopinski

_____

Linda Cox

_____

Christine Hethcock

_____

Glen Adkins

BEBEE DRAW FARMS AUTHORITY

And Beebe Draw Farms Metropolitan District Nos. 1 & 2

September 8, 2015

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
KELLY DEITMAN	16485 ESSEX RD N	3.906.2617	MAINT. BLDG.
Wm (Bill) & Patty Caldwell	16497- Ledyard So	970 515 7872	
GARTH HANNUM	16489 FAIRBANKS DR. S.	970-415-1421	
Gary Moore	16494 Burghley	970 785 2745	
ANNA MERCURIO	(TAMARACK CONSULTING LLC)		
HARVEY GREENWOOD	(" ")		
Sandy Adkins			

E:\BBDRAWAUTH\Sign-In Sheet.doc

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Community Center Expansion	03/08/11	Linda			X				04/12/11 – Committee will meet on April 14, 2011 at 6 p.m. Four to five residents expressed interest in attending. 05/10/11 – Linda Cox gave a report on the outcome of community meeting and presented a memo on the expansion of the community center. The Board asked the committee to share the information with Halcyon Design, LLC. 06/3/11 – committee met with Halcyon Design (Kelly) and shared their information. Kelly will contact the committee when the work is complete. 07/13/11 – committee meeting scheduled for July 21, 2011 at 7 p.m. Kelly will present 2 designs to the committee. 08/04/11 – committee met and will present information to Authority Board in September. 08/09/11 – The Board directed the committee to work with Halcyon Design, LLC to prepare a plan with elevations and then schedule a work session to present the information to the community. 09/07/11 – Metro District/ POA Fall Pig Roast scheduled for 9/25/11 @ 5:00 pm where a presentation will be given on future Community Center Expansion 09/25/11 – Community will preview sketches at Pig Roast. 11/04/11 – Linda and Angie will give an update at the November board meeting. 11/09/11 – Kelly to provide cost estimate of Phase 1, Phase 2 and full project. D1 will draft a survey to all residents soliciting input on future amenities. 02/14/12 – Cost estimates were presented. Committee will prepare an FF&E estimate and report back to BOD. BOD decided to hold a work session in March to solicit

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									feedback from the community. 04/18/12 – work session held. Expansion will be included in amenities survey that will be distributed to residents soon. 10/09/12 – BOD directed staff to add to the November agenda discussions on the design and construction of a new maintenance facility as the first phase of the expansion of the community center.
Rules and Regulations Regarding Amenities - Enforcement of oil and gas property reclamation - Policy for mail room postings (who is responsible and how long should things remain) - Use of community of center and how to provide access - Rental of community center	08/14/12	Linda			X				The Board will establish a resident committee to draft the Rules and Regulations. Joe to draft an email soliciting interest from community members and transmit to Liz for distribution. 08/04/11 – email drafted and transmitted to residents. Jeff is the contact for interested parties. 09/20/11 – Committee will be established in October 2011. 12/13/11 – no new report. 02/14/12 – no new report. Work in progress. 04/18/12 – no new report. 06/28/12 – no new report. 07/10/12 – no new report. 08/17/12 – Mike to establish a committee to create a process to solicit desires of community members and draft rules and regulations related to use of amenities. Include MaryAnn and T. Charles Wilson in review of draft rules. 10/09/12 – Mike will schedule a meeting with the committee in the next 30 days. 11/7/12 – Mike held meeting on October 25, 2012. He will provide a report at the November board meeting. 12/12/12 – Mike will schedule another committee meeting. 02/12/13 – Doug will meet with committee members to draft revisions to the current pool rules and will present

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									this information at the March board meeting. 04/02/13 – Community meeting held on March 30, 2013 to solicit comments on current pool rules and regulations and suggestions for revisions. 04/17/13 – BOD discussed the proposed revisions to the current rules and heard public comments. Doug will incorporate the suggested revisions into the document and present at the next board meeting. 06/03/13 – 2013 pool rules have been revised and approved. 07/07/15 – Board to appoint a committee to draft rules and regulations regarding Lake Christina. 08/04/15 – Linda will solicit interest from the community to participate on a committee to draft rules and regulations related to amenities. Lisa and MaryAnn to provide examples of rules and regulations adopted by other districts or HOAs.
Lease at Milton Lake	08/09/11	Joe Christine Elisabeth			X				Joe, Christine and Jeff met with FRICO to discuss extending the term of the lease etc. They will schedule a follow-up meeting with FRICO to continue the discussions. 11/09/11 – MaryAnn to draft an agreement with FRICO. 12/13/11 – BOD directed MaryAnn to send FRICO the assignment of the lease to the Authority and ask them to execute and to request a meeting to discuss terms of the lease and expansion of use. BOD also directed staff to solicit proposals from Environmental Consultant. 02/07/12 – MaryAnn has spoken with an Environmental consultant. Information that was received was transmitted to the Board. MaryAnn has also drafted the assignment to FRICO and transmitted it to FRICO for review and execution. 04/18/12 – Geitner Environmental provided a report to the Board. BOD will review report and discuss further

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									at May meeting. 06/14/12 – BOD decided to review the results of the amenities survey to determine desire by community for recreational use on Milton Lake before moving this agenda item forward. 07/18/12 – Surveys sent to residents for response. 11/7/12 – surveys complete. Boating on Milton Reservoir ranked in the top five most desirable amenities and it also ranked very high with negative votes. Community seems divided on this potential future amenity. 06/10/14 – Christine will schedule a meeting with Barry Bowman and Doug Tabor to review the current lease and then schedule a meeting with FRICO. 07/08/14 – Christine, Joe, Doug and Barry Bowman have a meeting scheduled with FRICO. 8/18/14 – met with FRICO in August. Elisabeth to draft term sheet for renewal of lease and transmit to BOD for review. 11/05/14 – draft term sheet completed and routed to BOD for discussion at November board meeting. 11/11/14 – BOD discussed term sheet and suggested revisions. Elisabeth will revise accordingly and then send to BOD for final approval. 2/4/15 – Elisabeth will incorporate final comments from Christine and then circulate to the Board for final review prior to requesting meeting with FRICO. 3/3/15 – Elisabeth will research various documents for horsepower limitations and research the possibility of pontoon boats of @ 20hp. 4/7/15 – Elisabeth has transmitted the term sheet to Barry Bowman for review and comment. 06/01/15 – Elisabeth is working with Tamarack regarding the legal description of the hunting area to be

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									included in the new lease. 07/07/15 – Christine in conjunction with Tamarack Consulting has prepared a map of the area. 08/04/15 – Elisabeth to transmit draft agreement to FRICO and request a meeting. 08/12/15 – Elisabeth will transmit the draft agreement and cover letter to Christine for final review prior to transmitting to FRICO.
New Maintenance Facility	10/08/13	Kelly Committee			X				BOD approved a proposal from Tamarack Consulting to survey the land needed for the new maintenance facility. Lisa to draft change order. Joe to discuss specifics with Tim and Kelly. MaryAnn to work with Doug on County process. Tim to survey land within 30 days. BOD to review entire proposal at November meeting. 11/18/13 – Staff and Doug has located a site within Filing 1 that may be suitable to construct a new maintenance facility. Tamarack is currently surveying the desired site. 01/08/14 – Kelly commented at the December 2014 board meeting that the site identified to be acquired is in a good location to meet the needs of a new maintenance facility. 01/14/14 – Kelly will prepare color elevations for Option B for February board meeting. 02/11/14 – Kelly presented color elevations. BOD discussed funding. Next step is to schedule a community meeting in April. 04/02/14 – community meeting is scheduled for April 12, 2014 at 9 am. 06/04/14 – Kelly to continue to work with the County on the approval process. MaryAnn to work with Kelly on the design/build concept and statutory requirements.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									06/10/14 – Kelly to work with MaryAnn on revisions to her proposal. 07/08/14 – Kelly, Doug and Elizabeth have a meeting scheduled to discuss the proposal on July 9, 2014. 08/18/14 – BOD approved addendum to AIA for design work. NTE $51,802. $500,000 limited liability for all but Civil and Structural engineer = $1,000,000. 10/01/14 – Addendum has been executed. Kelly has begun work. 11/05/14 – Kelly updated the Board that due to setback requirements, the maintenance facility may not be able to be constructed on the preferred site. Kelly and Doug are working with the County to determine if the equipment and setbacks can be moved. Kelly has also provided two sketches to potentially use the existing community center and Lot 84 in conjunction to build a new community center and maintenance facility on the entire site. 2/4/15 - . Kelly and the committee have identified two new sites located in Beebe Draw Farms Metropolitan District No.2 ("District No. 2"). She presented the sites to the Board via Google Earth map. The Board discussed both options. Christine will provide a map of District No. 2 that shows the lot layout in the vicinity of the two options to determine which, if any, option is viable. Map indicating two possible locations circulated to BOD for review prior to February meeting. 3/3/15 – Christine sent options for lots to purchase to locate the new maintenance facility on. 4/8/15 – BOD negotiated the purchase of Lot 153. Kelly to confirm with the County that the maintenance facility can be constructed on the lot prior to Elisabeth

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									drafting a Sale and Purchase Agreement for the lot. 4/14/15 – Kelly received positive verbal feedback from the County regarding the location of the new maintenance facility. Elisabeth will contact Harold McCloud to obtain a verification of value/limited appraisal on the property. 06/01/15 – Proposal from Harold McCloud was $2500. The Board directed Elisabeth to obtain additional proposals. 08/04/15 – Elisabeth has requested a proposal from Kennan Reinert for appraisal services. Kelly has prepared a change order in the amount of $6,000 to cover the additional costs due to design changes (pre-engineered metal building to wood frame design) for the Board to approve at the August meeting. 08/12/15 – BOD approved Halcyon Change Order in the amount of $6,000. Kelly will prepare a first draft of a Request for Qualifications and then transmit to Elisabeth for review. 09/02/15 – draft RFQ has been prepared and transmitted to Elisabeth for review.
Development of 36 Lots Construction	03/11/14	Christine							03/12/14 - Pre-construction meeting was held and the project will begin later this month. Christine to work with Mark to ask Fiore to use access other than Beebe Draw Farms Parkway. Mark to draft summary of project. Lisa to distribute to community and post in mail room. 05/07/14 – project is progressing. BOD will consider approval of change order nos. 1 and 2 at the May meeting. 06/04/14 – BOD will consider approval of change orders 3-6 at June meeting. 06/10/14 – BOD approved CO's 1-6. Project is almost complete.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									07/08/14 – BOD approved CO #7. 8/18/14 – CO's # 7-11 approved. 11/05/14 – CO's 12-14 were approved. Mark, Joe and Christine will meet with Fiore and Sons to discuss CO's 15, 17 and 19 and complete a punch walk. 11/11/14 – Retainage payment was approved. Project is complete. 2/4/15 – additional retainage payment was approved as well as CO # 15 and 16. 3/3/15 – Fiore is working on re-locating the oil and gas access road. 4/14/15 – Two trees were lost during the re-routing of the access road. The Infrastructure Fund will pay of the replacement of two trees. 06/01/15 – Fiore and Sons contract is complete and final payment was made on May 29, 2015. Environmental Design to provide a proposal to repair the soil around the culvert pipe and install erosion control. 07/07/15 – EDI proposal was approved for erosion control measures. 08/04/15 – EDI completed erosion control work. 08/12/15 – REI to re-seed certain lots due to dry utility installation.
RV Storage Improvements	02/10/15	Committee Dan Lisa			X				Committee will gather cost estimates on the proposed RV Storage Improvements and present to the Board at the March meeting. 4/8/15 – Committee will provide final cost estimates to the Board at the April meeting. 4/14/15 - Committee will provide final cost estimates to the Board at the May meeting 07/07/15 - Committee will provide final cost estimates to the Board at the July meeting. 08/04/15 – Proposals were reviewed for fencing

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									around expanded RV storage area. Fence Solutions was selected. MaryAnn drafted the service agreement. Lisa is working with Fence Solutions regarding insurance changes. 08/12/15 – SDMS to work with D1 board members to summarize project and solicit costs associated with expansion of the RV storage facility to include fencing, grading, and road base. Lisa to provide options for funding of project. Lisa to contact Fence Solutions and communicate that their services will not be needed. 09/02/15 – grading to be completed the week of August 31, 2015. Received proposal from Split Rail Fence Co. for the purchase and installation of fencing around expanded area.
Hunting Lease on Milton Reservoir Hunting Permit from Aristocrat Duck Club	04/14/15	Glen Doug			X				4/14/15 - Elisabeth to work with Tamarack to map the legal description contained in the current lease to verify if it includes the northern portion of Milton Reservoir. The Board will continue to discuss concerns regarding safety should hunting be allowed on this property. 07/07/15 - Christine in conjunction with Tamarack Consulting has prepared a map of the area 08/04/15 – map has been completed and map is included in draft agreement to FRICO. 08/12/15 – Glen with work with Doug and Barry Bowman to draft an email to the community regarding a lottery system to award two hunting permits from Aristocrat Duck Club. Doug emailed Glen the contact information for Barry Bowman. 08/17/15 – Glen drafted the email and Lisa distributed to community. Lottery will be held on September 8th.
Two Horizontal Well Pads	04/14/15	Harvey Christine Dufford & Brown			X				04/14/15 – Christine is working with Encana on location and responsibility to maintain site. Taylor to complete view shed options. Dufford and Brown researching historical agreements related to drilling in

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									Filing 1. 08/04/15 – Christine is working with Encana to negotiate a service use agreement for fencing and landscaping along with other provisions. 08/12/15 – Christine reported that Encana is proceeding with construction of the two well pads. Dufford and Brown provided a draft agreement to Christine and Tamarack for review and inclusion of specific terms related to this project. Harvey, Tamarack Consulting will attend the next meeting to give a presentation to the Board on the sites, landscaping, etc.
2015 Chip Sealant Project	06/09/15	Dan			X				07/07/15 - BOD approved contract with Empire Management for 2015 Chip Sealant Project Management. 08/12/15 – BOD awarded contract to Foothills Paving & Maintenance in an amount not to exceed $79,818.30. Due to the large discrepancy in the crack sealing bids, the BOD directed staff to communicate to Empire Management that they want to ensure that all of the crack sealing that is necessary is completed (bid includes 2500 LF). BOD committed to fund if additional crack sealing is determined to be needed.
Acquisition of Lot 153	06/09/15	Elizabeth			X				07/07/15 – Christine to provide Elisabeth with names of appraisers. 08/04/15 – MaryAnn requested a proposal from Keenan Reinert for appraisal services. 08/12/15 - BOD approved proposal from Kennan Reinert for appraisal of Lot 153. Elisabeth to communicate action to Mr. Reinert. 09/02/15 – confirmed communication was given to Mr. Reinert.
Transfer of Tax Revenue from D1 and D2 to the Authority	08/11/15	Lisa Divena						X	08/12/15 – Christine expressed concern that the tax revenue to date has not been transferred from D1 and D2 to the Authority per the AEA. Lisa explained this is

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									due to refunds and abatement issues at the County level. Divena is working with the County to reconcile the issues. Divena will provide a memo/email to the Board asap as to the issues and recommended actions. 08/17/15 – Divena drafted and distributed memo to BOD and transferred revenue.
Investment Rates	08/11/15	Lisa Divena			X				08/12/15 – BOD reviewed investment rates and determined not to take any action at this time. BOD will revisit when 1) interest rates change or 2) after the first of the year. Also, SDMS to contact FirstBank and ask if they would increase the current interest rate to the Colotrust rate. If not, BOD authorized opening an account at Colotrust and moving funds to their liquid account. 08/17/15 –Divena contacted 1stBank regarding request to increase current rate to Colotrust rate or higher.
Pool Tile Repair	08/11/15	Dan			X				08/12/15 – Linda asked Dan to solicit a proposal from Peak One Pools for pool tile repairs. 09/02/15 – proposal from Peak One received. Dan is awaiting one additional proposal.
Staining of Community Center and Painting of Pool Shed	08/11/15	Linda			X				08/12/15 – Linda has solicited a bid to stain the community center and paint the pool shed. She will share the information once she receives it. 09/02/15 –Dan received one proposal and forwarded to Linda for review.
Paving of Lots 153-158 and 168-175	08/11/15	Christine Tamarack			X				08/12/15 – Solicitation of bids was published. Bids are due by end of August. BOD will consider award at September meeting.
Budget Items and Future Projects for Consideration		**Authority**				X			**Costs and/or decisions for the following:** **1. -Pool Lift to meet ADA requirements – on hold, Authority needs to develop a plan for addressing in future years once major structural changes**

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									are made to the pool. -Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer) -Landscape and Entryway Monumentation Project – possibly re-visit for 2015 budget.

Pool Managers Report

The pool has been running pretty good for the month of August. One thing that has been a slight problem is the kids will go play on the playground in the wood chips and then come back in the pool area. There have been times that the wood chips get into the pool. I am not sure how bad they are for the filter system. An idea that I had was to replace the wood chips with pea gravel, therefore the gravel would not stick to the kid's feet and get tracked into the pool. That is just a thought for next year.

Sept 1st we found a gas leak in the mechanical room. Atmos gas came out and took a look. A plumber is supposed to be there to fix the leak on Sep 2nd. The heaters should be up and running by the end of the day on the second.

There have been a few families that have been asking if we can extend the pool another week or so since the weather has been so nice. If that is an option just let me know. I do have people that could staff the pool for any type of extension. Otherwise the 7th of Sep will be the last day the pool is open.

Myself and Gary Moore have looked into doggie day at the pool for the last day. Ted from Peak One has said that it will not hurt the system, it would just need to be back flushed for a longer period of time, and that is not a problem. Let me know your thoughts on that so I can post signs up for the residents to know what will be going on.

Thanks

Leah Checketts

Pool Manager

970-219-5473