

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
OCTOBER 10, 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 10th day of October, 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
Eric Wernsman (alternate)

Following discussion, upon motion duly made by Director Caldwell, seconded by President Knopinski and upon vote, unanimously carried, the absence of Director Adkins was excused and the Board acknowledged that Director Wernsman is serving as the alternate for Beebe Draw Farms Metropolitan District No. 1.

Also In Attendance Were:

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

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

Kim Seter, Esq.; Seter & Vander Wall, P.C. (via speakerphone for a portion of the meeting).

Susan Opalinski; Barnes Griggs & Associates (for a portion of the meeting).

See attached 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 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.

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 Hethcock, seconded by Director Caldwell 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 July 17, 2017 special meeting.
- Ratify approval of the payment of claims through the period ending August 9, 2017 as follows:

General Fund:	\$ 26,649.13
Infrastructure Fund	\$ 19,615.00
Amenities Fund	\$ -0-
Total:	\$ 46,264.13

- Ratify approval of the payment of claims through the period ending September 18, 2017 as follows:

General Fund:	\$ 20,105.65
Infrastructure Fund	\$ 8,102.50
Amenities Fund	\$ -0-
Total:	\$ 28,208.15

- Consider approval of the payment of claims through the period ending October 10, 2017 as follows:

General Fund:	\$ 8,460.10
Infrastructure Fund	\$ 4,707.50
Amenities Fund	\$ -0-
Total:	\$ 13,167.60

- Accept unaudited financial statements through the period ending August 31, 2017.

- Ratify approval of sending one Board Member and one staff member to the SDA Annual Conference.

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

PUBLIC COMMENTS

Public Comments: Public in attendance commented on the concerns related to bicycle safety and builder site clean-up.

FINANCIAL MATTERS

FIRST READING:

2018 Draft Budgets: Ms. Johnson and Ms. Opalinski presented and the Board discussed the draft 2018 budgets for the Authority and Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2.

The Board confirmed the date to hold the public hearing to consider adoption of the 2018 budget for November 14, 2017 at 6 pm.

OPERATIONS AND MAINTENANCE

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

Solicitation of Proposals for 2018 Operation and Maintenance Services: The Board discussed the operation and maintenance services required for 2018. Director Caldwell indicated the employee staff will solicit necessary proposals.

2017 Road Maintenance: The Board discussed the road maintenance needs for 2017 and determined that nothing is needed at this time.

SECOND READING:

Solar Aeration System at Lake Christina: The Board determined to defer this item until Spring 2018.

CAPITAL AMENITIES

Capital Amenities – There was nothing to report.

INFRASTRUCTURE

Status of Filing 2:

Financial Plan to Determine Bonding Capacity: Director Hethcock reported that she has begun discussions with D.A. Davidson.

EMERGENCY READING:

Change Order No. 5 to Acklam Inc. Service Agreement: The Board reviewed Change Order No. 5 to the Acklam Inc. Service Agreement in the amount of \$1,762.00.

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 Caldwell and Wernsman supporting, the Board approved Change Order No. 5 to the Acklam Inc. Service Agreement in the amount of \$1,726.00.

OTHER BUSINESS

Other Business: There was no other business presented

LEGAL MATTERS CONT'D

Continued Discussions with Haven Sporting Club: There was nothing new to report.

Status of Removal of Aristocrat Duck Club Facilities located at Milton Reservoir: Attorney Cortese summarized the actions to date regarding the removal of Aristocrat Duck Club Facilities located at Milton Reservoir.

Rules and Regulations: There was nothing new to report.

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 Caldwell and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 7:50 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.

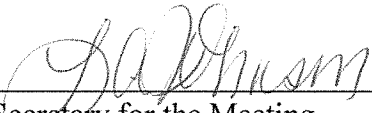
Furthermore, pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the Authority's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S. Please see attached attorney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

The Board reconvened in regular session at 8:15 p.m.

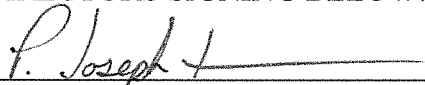
ADJOURNMENT

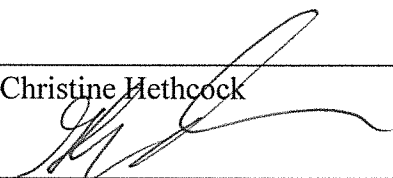
There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

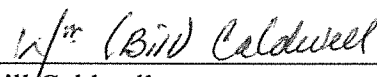
By 
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 10, 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 sessions on October 10, 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 discussions 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

October 10, 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
Kelly Eitman	16485 Essex Rd. S.	303-906-2617	
Carl Pilla	16503 Redbank Rd N	207-66-2990	
Carol Sasse	16510 Fairbairn Rd N	720 837-4542	

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/03/17)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
<u>Community Center Expansion</u>	03/08/11				X				<p>04/12/11 – Committee will meet on April 14, 2011 at 6 p.m. Four to five residents expressed interest in attending.</p> <p>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.</p> <p>06/3/11 – committee met with Halcyon Design (Kelly) and shared their information. Kelly will contact the committee when the work is complete.</p> <p>07/13/11 – committee meeting scheduled for July 21, 2011 at 7 p.m. Kelly will present 2 designs to the committee.</p> <p>08/04/11 – committee met and will present information to Authority Board in September.</p> <p>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.</p> <p>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</p> <p>09/25/11 – Community will preview sketches at Pig Roast.</p> <p>11/04/11 – Linda and Angie will give an update at the November board meeting.</p> <p>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.</p> <p>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</p>

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/03/17)

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. 01/06/16 – Kelly provided proposal for expanded design, etc. for Board to review at January meeting. 02/03/06 – Kelly presented proposal at January meeting under First Reading. BOD will consider taking action at their February meeting. 03/02/16 – BOD decided to re-visit again during budget season. 10/05/16 – Due to reduction in AV, D1 Board members determined to hold off on any action on the community center expansion.
<u>Rules and Regulations Regarding Amenities</u>	05/09/17	Tina Glen Bill Christine			X				05/09/17 - Tina, Bill, Glen and Christine will draft Rules and Regulations for use of Lake Christina, Fishing, Community Center and Equestrian Facility.
<u>FRICO – response to invoice for removal of hunting club facilities and invoice</u>	05/09/17	Elisabeth			X				05/09/17 – Elisabeth to draft correspondence to FRICO regarding removal of duck club facilities and invoice. 07/10/17 – response to FRICO drafted and transmitted. 10/03/17 – Response from FRICO and additional invoice received.
<u>Haven Sporting Club</u>	05/09/17	Glen Bill			X				05/09/17 – Glen and Bill will contact Haven Sporting Club to communicate amenities fee structure and other requirements to access Milton Reservoir via Authority property.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/03/17)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
<u>Budget Items and Future Projects for Consideration</u>		Authority				X			<p>Costs and/or decisions for the following:</p> <p>1. -Pool Lift to meet ADA requirements - on hold, Authority needs to develop a plan for addressing in future years once major structural changes are made to the pool.</p> <p>2. Sidewalk along BBDRAW Farms Pkwy.</p> <p>-Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)</p> <p>-Landscape and Entryway Monumentation Project - possibly re-visit for 2016 budget.</p>