

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY  
HELD  
NOVEMBER 14, 2017**

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 14<sup>th</sup> day of November, 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 (via speakerphone)  
William ("Bill") Caldwell  
Glen Adkins

**Also In Attendance Were:**

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

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

Eric Wernsman and Michael Welch; Beebe Draw Farms Metropolitan District No. 1

Diane Mead; Beebe Draw Farms Metropolitan District No. 2

Tina Wernsman and Jacob Storm; Employees

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.

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## **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 regular meeting.

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

**2018 Meeting Dates:** The Board discussed the business to be conducted in 2018.

Following discussion, upon motion duly make by Director Adkins, seconded by Director Caldwell and, upon vote, unanimously carried, the Board determined to meet on the 2<sup>nd</sup> Tuesday of every other month beginning in January at 6:00 p.m. at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, CO. and adopted Resolution No. 2017-11-01 Establishing Regular Meeting Dates, Time and Location, And Designating Locations For Posting of 72-Hour and 24-Hour Notices. A copy of adopted Resolution is attached to these Minutes and incorporated herein by this reference

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## **CONSENT AGENDA**

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

- Approve Minutes of the October 10, 2017 special meeting.
- Ratify approval of the payment of claims through the period ending November 14, 2017 as follows:

General Fund:	\$ 17,269.35
Infrastructure Fund	\$ 5,256.25
Amenities Fund	\$ -0-
Total:	\$ 22,525.60

- Accept unaudited financial statements through the period ending September 30, 2017.
- Ratify approval of Change Order No. 5 to the Acklam Inc. Service Agreement in the amount of \$1,726.00.

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

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**PUBLIC  
COMMENTS**

**Public Comments:** There was no public comments.

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**FINANCIAL  
MATTERS**

**SECOND READING:**

**2017 Audit:** The Board reviewed the engagement letter from L. Paul Goedecke, P.C. to perform the 2017 Audit for an amount not to exceed \$4,000.

Following discussion, upon motion duly made by Director Caldwell, seconded by President Knopinski and, upon vote, unanimously carried, the Board approved the engagement of L. Paul Goedecke, P.C. to perform the 2017 Audit, for an amount not to exceed \$4,000.

**Resolution No. 2017-11-02, First Amendment to Resolution No. 2017-05-01, Adopting Fees for Amenities:** The Board reviewed and revised Resolution No. 2017-11-02, First Amendment to Resolution No. 2017-05-01, Adopting Fees for Amenities.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Caldwell and, upon vote, with Directors Adkins and Caldwell voting yes and Directors Knopinski and Hethcock supporting, the Board approved Resolution No. 2017-11-02, First Amendment to Resolution No. 2017-05-01, Adopting Fees for Amenities. A copy of adopted Resolution is attached to these Minutes and incorporated herein by this reference

**2017 Budget Amendment Hearing:** The President opened the public hearing to consider the Resolution to Amend the 2017 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2017 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the Authority. No written objections were received prior to this public hearing.

There were no comments and the public hearing was closed.

Following review and discussion, the Board determined that a 2017 Budget Amendment was not needed.

**2018 Budget Hearing:** The President opened the public hearing to consider the proposed 2018 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2018 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the Authority. No

written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Ms. Johnson reviewed the estimated 2017 expenditures and proposed 2018 expenditures.

The Board discussed the mill levy and determined that no mill levy will be certified.

Following discussion, the Board considered the adoption of Resolution No. 2017-11-03 to Adopt the 2018 Budget and Appropriate Sums of Money. Upon motion duly made by President Knopinski, seconded by Director Adkins and, upon vote, unanimously carried, Resolution No. 2017-11-03 was adopted, as discussed, and execution of the Certification of Budget was authorized. Ms. Johnson was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2018. A copy of adopted Resolution is attached to these Minutes and incorporated herein by this reference

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## **OPERATIONS AND MAINTENANCE**

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

**2018 Swimming Pool Services:** The Board discussed the 2018 swimming pool services.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Caldwell and, upon vote, with Directors Adkins and Caldwell voting yes and Directors Knopinski and Hethcock supporting, the Board approved a service agreement with Peak One Pool & Spa, LLC for 2018 Swimming Pool Opening, Closing and Miscellaneous Repairs.

**2018 Tree Care Services:** The Board discussed the 2018 tree care services.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Caldwell and, upon vote, with Directors Adkins and Caldwell voting yes and Directors Knopinski and Hethcock supporting, the Board approved a service agreement with BioTree, LLC for 2018 Tree Care Services.

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## **CAPITAL AMENITIES**

**Capital Amenities** – There was nothing to report.

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**INFRASTRUCTURE**

**Status of Filing 2:**

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

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**OTHER BUSINESS**

**Other Business:** There was no other business presented

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**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:** There was nothing new to report.

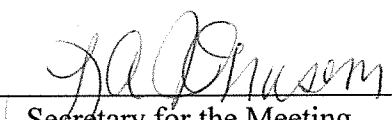
**Rules and Regulations:** There was nothing new to report.

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**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,

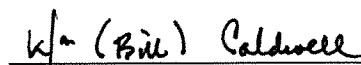
By   
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL NOVEMBER 14, 2017 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

\_\_\_\_\_  
Paul "Joe" Knopinski

\_\_\_\_\_  
Christine Hethcock

\_\_\_\_\_  
Glen Adkins

  
Bill Caldwell

# BEBEE DRAW FARMS AUTHORITY

Beebe Draw Farms Metropolitan District Nos. 1 & 2

November 14, 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
JACOB STORM	16516 Essex Rd. N.	970-973-8129	
Carol Selesner Ed Harman	16510 Fairbanks Rd N	720837-4574	
Wm Caldwell	16497 Ledyard S.	970 515 7822	
Tina Weinsmay	16493 Essex Rd S	970590-4119	
John & Amy Coleman	16489 Fairbanks Dr S	970-515-1703	
Dan & Colleen	16497 Fairbank Rd S	970 515 7822	

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 11/7/17)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
<b>Community Center Expansion</b>	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&amp;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 11/7/17)

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.
<b><u>Rules and Regulations Regarding Amenities</u></b>	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.
<b><u>FRICO – response to invoice for removal of hunting club facilities and invoice</u></b>	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.
<b><u>Haven Sporting Club</u></b>	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 11/7/17)

Action Items	Date of Meeting	Assigned To	Priority					Follow up Required	Complete	Notes
			Not Started	In Process	Reoccurring					
<b><u>Budget Items and Future Projects for Consideration</u></b>		<b>Authority</b>			<b>X</b>					<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 BBDDRAW 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>

**RESOLUTION NO. 2017-11- 01**

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY**

**RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME AND  
LOCATION, AND DESIGNATING LOCATIONS FOR POSTING OF 72-HOUR AND  
24-HOUR NOTICES**

WHEREAS, the Beebe Draw Farms Authority (the “Authority”) is an authority and separate legal entity created pursuant to Section 29-1-203, C.R.S., and that certain Authority Establishment Agreement, made and entered into effective April 12, 2011, by and between Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 (the “AEA”); and

WHEREAS, pursuant to Section 3.4(d)(2) of the AEA, regular meetings of the Authority Board shall be held at such place, on such day, and at such hour as the Authority Board shall, by resolution or motion, establish from time to time, and in accordance with the requirements for special districts under the Act; and

WHEREAS, pursuant to Section 3.4(d)(4) of the AEA, notices of all meetings shall be the same as meetings for special districts under the Special District Act (Section 32-1-101, et. seq., C.R.S.) except for those matters requiring Expanded Notice as more fully set forth in the AEA; and

WHEREAS, pursuant to Section 32-1-903 C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings; and

WHEREAS, pursuant to Section 24-6-402(2)(c) C.R.S., special districts are required 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; and

WHEREAS, pursuant to Section 32-1-903 C.R.S., special districts are required to post notices of regular and special meetings 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.

WHEREAS, pursuant to Section 32-1-903, C.R.S., all special and regular meetings of the board shall be held at locations which are within the boundaries of the district or which are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the meeting location does not exceed twenty miles from the district boundaries unless such provision is waived;

WHEREAS, the provisions of Section 32-1-903, C.R.S., may be waived: (a) if the proposed change of location of a meeting of the Board appears on the agenda of a regular or special meeting; (b) if a resolution is adopted by the board stating the reason for which a meeting

is to be held in a location other than under Section 32-1-903(1), C.R.S., and further stating the date, time and place of such meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY BOARD OF THE COUNTY OF WELD, COLORADO:

1. That the provisions of Section 32-1-902(1), C.R.S., be waived pursuant to adoption of this resolution.

2. That regular meetings of the Board of Directors of the Beebe Draw Farms Authority for the year 2017 shall be held on the second Tuesday of every other month beginning in January at 6:00 p.m. at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, CO, in Weld County

3. That special meetings of the Authority Board shall be held as often as the needs of the Authority require, upon notice to each Director.

4. That, until circumstances change and a future resolution of the Authority Board so designates, the location of all special and regular meetings of the Authority Board shall appear on the agenda(s) of said special and regular meetings.

5. That the residents and taxpaying electors of the Authority Service Area shall be given an opportunity to object to the meeting(s), location(s) and any such objections shall be considered by the Board in setting future meetings.

6. Notice of Meetings of the Authority Board required pursuant to Section 24-6-402 (2)(c), C.R.S. shall be posted within the boundaries of the Authority Service Area at least 24 hours prior to each meeting at the following location:

- (a) Pelican Lake Ranch Community Info and Sales Center  
16502 Beebe Draw Farms Parkway  
Platteville, CO

7. Notices of regular and special meetings required to be posted at three public places within the Authority Service Area and at the office of the County Clerk and Recorder at least 72 hours prior to said meeting shall be made pursuant to Section 32-1-903, C.R.S. at the following locations:

- (a) Pelican Lake Ranch Community Info and Sales Center  
16502 Beebe Draw Farms Parkway  
Platteville, CO
- (b) A second location and third location within the Service Area (to be chosen by the person posting the notices)

8. Special District Management Services, Inc. or its designee is hereby appointed to post the above-referenced notices.

APPROVED AND ADOPTED this 14<sup>th</sup> day of November, 2017.

BEEBE DRAW FARMS AUTHORITY  
BOARD

By: P. Joseph  
President

Attest:

BAKham  
Secretary

RESOLUTION NO. 2017-11-0102

AMENDED AND RESTATED RESOLUTION OF THE BOARD OF DIRECTORS OF  
BEEBE DRAW FARMS AUTHORITY  
ADOPTING FEES FOR AMENITIES

A. Beebe Draws Farms Authority, an authority and separate legal entity duly created pursuant to Section 29-1-203, C.R.S. (the “**Authority**”), was duly and validly organized in accordance with all applicable laws of the State of Colorado.

B. Pursuant to that certain Authority Establishment Agreement dated April 12, 2011 (the “**AEA**,” as the same may be amended from time to time), between Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 (collectively, the “**Districts**”), the Authority was established for the purpose of furnishing, operating, and planning for the Public Improvements (as described in the Districts’ Amended and Restated Consolidated Service Plan approved March 16, 2011, the “**Service Plan**,” as the same may be amended from time to time).

C. Pursuant to the AEA, the Districts agreed, and the Service Plan provides, that the Authority will own, operate, maintain, finance and construct the Public Improvements, and the Authority may set fees, rates, tolls, charges and penalties for services and facilities provided by the Authority, including, without limitation, the provision of Amenities.

D. The Property will benefit from the Public Improvements and the Authority’s operation and maintenance of same.

E. The Board of Directors of the Authority (the “**Board**”) has determined that, to meet the costs associated with certain of the Public Improvements (the “**Amenities**”), it is necessary to impose certain uniform fees for provision of the Amenities (the “**Fee(s)**”).

F. The Authority adopted Resolution No. 2017-05-01 on May 9, 2017, Adopting Fees for Amenities (the “**Original Resolution**”), which Original Resolution was recorded in the official records of Weld County, Colorado at Reception No. 43331373 on August 30, 2017.

G. The Authority has determined that for purposes of meeting the operations and maintenance needs regarding the Public Improvements, certain of the Fees as provided on Exhibit A should be amended. Accordingly, the Authority desires to amend and restate the Original Resolution in its entirety.

NOW, THEREFORE, by and through its Board, the Authority hereby RESOLVES as follows:

1. The Fees, as set forth on Exhibit A, attached hereto and incorporated herein by this reference, are hereby adopted pursuant to the authority granted to the Authority by the AEA, for the purpose of provision, operation and maintenance of the Amenities.

2. As further set forth in Section 3.5(j) of the AEA, the Authority shall have the power to set fees, rates, tolls, charges and penalties, including, without limitation, fees for the

provision of Amenities (as defined in Section 2.1(l) of the AEA). Furthermore, pursuant to Section 9.2 of the AEA, the Authority shall establish differential fees for the use of the Amenities for those who do not reside or own property within of the Districts.

3. The Authority may, in its discretion, waive application of the Fee(s) adopted herein, as to itself without formal action by the Board, and may waive the same with respect to other persons or entities by formal action of the Board.

4. The Authority expressly reserves the right to amend, revise, redact, and/or repeal the Fee(s) adopted herein, in whole or in part, from time to time in order to further the purpose of carrying on the business, objects, and affairs of the Board and of the Authority.

5. All Fees shall be due, owing and payable to the Authority, in cash or an equivalent form made payable to "Beebe Draw Farms Authority." In the event that any Fee(s) established hereunder remains unpaid thirty-one (31) days after its respective due date as stated on Exhibit A, the Authority's Manager and/or General Counsel shall be authorized to undertake collection efforts for any and all outstanding amounts. All collections efforts shall be made pursuant to, and in accordance with, applicable state and federal laws. The Authority's General Counsel shall be entitled to charge reasonable legal fees and any related costs and expenses to the owners of any such real property for said collections efforts.

6. If any clause or provision of this Resolution is found to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Resolution as a whole but shall be severed here from, leaving the remaining clauses or provisions in full force and effect.

7. This Resolution hereby replaces and supersedes any previously adopted resolutions by or on behalf of the Authority regarding the imposition of fees for Amenities.

8. The Fees set forth herein are hereby approved and adopted by resolution of the Board of Directors of the Beebe Draw Farms Authority effective as of January 1, 2018.

**[SIGNATURE PAGE FOLLOWS]**

ADOPTED AND APPROVED this 14 day of November, 2017.

**BEEBE DRAW FARMS AUTHORITY**

By: P. Joseph H  
President

Attest:

J. J. Jensen  
Secretary

## EXHIBIT A

### FEES

The following Fees are hereby established and payable in accordance with the provisions of the Resolution Adopting Fees for Amenities:

#### A. Swimming Pool

1. Residents of/Property Owners within the Authority ("In-Authority"):
  - a. \$120/year family membership
2. Non-residents of/non-property owners within the Authority ("Non-Authority"):
  - a. \$300.00/year
  - b. Full payment due at time of membership

#### B. Pavilion at the Swimming Pool

1. In-Authority:
  - a. \$25.00 non-refundable fee per event.
  - b. Full payment due in conjunction with reservation booking.
2. Non-Authority:
  - a. \$100.00 non-refundable fee per event.
  - b. Fully payment due in conjunction with reservation booking.

#### C. Party at the Swimming Pool (Note: Pool membership required)

1. In-Authority:
  - a. \$150.00 non-refundable fee per event, plus a \$25.00 refundable deposit
  - b. Full payment (\$175.00) due in conjunction with reservation booking
2. Non-Authority:
  - a. \$500.00 non-refundable fee per event, plus a \$250.00 refundable deposit
  - b. Full payment (\$750.000) due at execution of Swimming Pool Event

Agreement.



**D. Outlot A and Lake Christina**

1. In-Authority: No additional fee\*
2. Non-Authority:
  - a. \$500.00 per vehicle per year\*
  - b. Full payment due at execution of Park Use Permit and Agreement and/or Activity Participation, Assumption of Risk, Release and Waiver of Liability

\*Fishing at Lake Christina requires a fishing permit, see item E below.

**E. Fishing Permits**

1. In-Authority:
  - a. \$10.00 non-refundable fee per person. (Children under the age of 16 do not need a permit when accompanied by a permitted individual).
  - b. Payment due at time of receipt of fishing permit.
2. Non-Authority:
  - a. \$100 non-refundable fee per person.
  - b. Payment due at time of receipt of fishing permit.

**F. Reservation of the Pavilion at Lake Christina**

1. In-Authority:
  - a. \$100.00 non-refundable payment and \$100.00 refundable deposit per event.
  - b. Full payment due at execution of Park Use Permit and Agreement
2. Non-Authority:
  - a. \$500.00 non-refundable fee per event
  - b. Full payment due at execution of Park Use Permit and Agreement

**G. RV Storage**

1. In-Authority:
  - a. 490 sq. ft. space: \$300.00 per year

- b. 675 sq. ft. space: \$420.00 per year
  - c. Payment due in accordance with the Vehicle Storage Agreement
- 2. Non-Authority:
  - a. 490 sq. ft. space: \$1020.00 per year
  - b. 675 sq. ft. space: \$1260.00 per year
  - c. Payment due in accordance with the Vehicle Storage Agreement

**H. Community Building Rental for Parties**

- 1. In-Authority:
  - a. \$150.00 non-refundable payment and \$150.00 refundable deposit per event
- 2. Non-Authority:
  - a. \$300.00 non-refundable payment and \$300.00 refundable deposit
  - b. Payment due at execution of Community Center Use Permit and Agreement.

**I. Equestrian Facilities and Trail System\*\***

- 1. In-Authority: No additional fee
- 2. Non-Authority: \$500.00 per person, per year
  - a. Payment due at execution of Park Use Permit and Agreement and/or Activity Participation, Assumption of Risk, Release and Waiver of Liability

**\*\*Does not include jump course, which is included in Item D above.**

RESOLUTION NO. 2017 - 11 - 23

A RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE BEEBE DRAW FARMS AUTHORITY  
TO ADOPT THE 2018 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Beebe Draw Farms Authority ("Authority") has appointed the Authority Accountant to prepare and submit a proposed 2018 budget to the Board at the proper time; and

WHEREAS, the Authority Accountant has submitted a proposed budget to this Board on or before October 15, 2017, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 14, 2017, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the Authority; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the Authority has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the Authority.

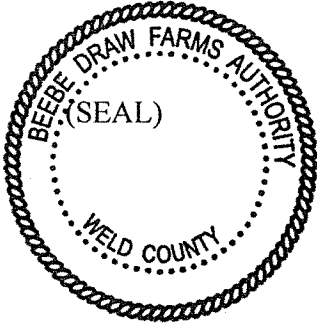
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Beebe Draw Farms Authority:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Beebe Draw Farms Authority for the 2018 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the Authority to all appropriate agencies and is made a part of the public records of the Authority.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 14<sup>th</sup> day of November, 2017.



  
Secretary

EXHIBIT A  
(Budget)



Certified Public Accountants and Business Consultants

### Accountant's Compilation Report

Board of Directors  
Beebe Draw Farms Authority  
Weld County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures and fund balances of Beebe Draw Farms Authority for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, the actual comparative information for the year ending December 31, 2016, and the adopted budget for the year ending December 31, 2017 in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the Budget Message included in the budget submission to the State of Colorado which describes that the budgetary basis of accounting is the modified accrual basis in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Beebe Draw Farms Authority.

*Barnes Griggs & Associates, PC*

Lakewood, Colorado  
January 19, 2018

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Barnes Griggs & Associates, PC

# BEEBE DRAW FARMS AUTHORITY

## 2018 Budget Message

### Introduction

Beebe Draw Farms Authority (the “Authority”) was formed in 2011 for the purpose of providing operations services, infrastructure and amenities financing and construction, in cooperation with the Beebe Draw Farms Metropolitan District No. 1 (“District No. 1”) and Beebe Draw Farms Metropolitan District No. 2 (“District No. 2”).

The 2018 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2018 fiscal year based on available revenues. This budget provides for the general operation of the Authority.

The Authority has no assessed valuation. It supports its operations with revenues transferred to the Authority under the Authority Establishment Agreement (“AEA”) among the Authority, District No. 1 and District No. 2.

### Budgetary Basis of Accounting

The Authority uses Funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total Authority budget. The Authority’s General Fund is considered a Governmental Fund and is reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the Authority considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government. The Authority receives revenues from a Required O&M Mill Levy from District No. 1 and District No. 2, less direct administrative costs of each district, as outlined in the AEA. Expenditures of the Authority include administration, legal services, operations and maintenance of current facilities, and other expenses related to statutory operations of a local government.

The **Infrastructure Fund** is used to account for improvements to roads and water projects to be financed and constructed by the Authority. The Authority has entered into Capital Pledge Agreements with District No. 1 and District No. 2, whereby each district agrees to transfer property taxes and specific ownership taxes to the Infrastructure Fund, with the Fund receiving 80% of those revenues.

The **Amenities Fund** is used to account for improvements to park and recreation facilities; including community parks, bike paths, pedestrian ways, fencing, trails,

regional trails, fields, open space, cultural activities, common areas, community recreation centers, tennis courts, outdoor lighting, event facilities, lakes, water bodies, swimming pools, public fountains, sculpture art, gardens, passive and active recreation facilities. Improvements include all necessary incidental and appurtenant facilities, equipment, land, easements and extensions of and improvements to such facilities, but not limited to, landscaping improvements. The Authority has entered into Capital Pledge Agreements with District No. 1 and District No. 2, whereby each district agrees to transfer property taxes and specific ownership taxes to the Amenities Fund, with the Fund receiving 20% of those revenues.

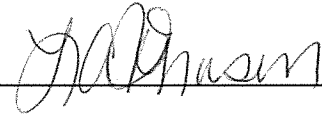
**Emergency Reserve**

As required by Section 20 of Article X of the Colorado Constitution, the Authority has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.



I, Lisa A. Johnson, hereby certify that I am the duly appointed Secretary of the Beebe Draw Farms Authority, and that the foregoing is a true and correct copy of the budget for the budget year 2018, duly adopted at a meeting of the Board of Directors of the Beebe Draw Farms Authority held on November 14, 2017.

By: \_\_\_\_\_  
Secretary

A handwritten signature in cursive script, appearing to read "Lisa A. Johnson", written over a horizontal line.

# BEEBE DRAW FARMS AUTHORITY

## GENERAL FUND 2018 Adopted Budget with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

	2016 Actual	2017 Adopted Budget	2017 Estimated	2018 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	\$ 475,490	\$ 528,892	\$ 570,350	\$ 601,447
<b>REVENUE</b>				
Fishing Permits	-	-	100	200
Developer Rent	1,518	1,536	1,536	1,579
Pool Fees	4,810	4,600	6,520	6,500
RV Parking Fees	4,200	4,250	5,010	6,000
Reservoir Lease Rev.	43,254	-	-	-
Interest	503	500	500	500
Other Income	4,431	-	-	-
Oil and Gas Other Revenue	-	-	1,000	-
REI-CAA	-	7,020	7,020	7,020
Transfer From Dist. No. 1	65,810	81,998	69,538	106,177
Transfer from District 2	420,399	368,106	259,534	304,886
Transfer from Amenities	-	-	60,000	-
<b>Total Revenue</b>	<b>544,925</b>	<b>468,010</b>	<b>410,758</b>	<b>432,862</b>
<b>Total Funds Available</b>	<b>1,020,415</b>	<b>996,902</b>	<b>981,108</b>	<b>1,034,309</b>
<b>EXPENDITURES</b>				
<b>O&amp;M - General and Administrative</b>				
Accounting	32,536	25,000	30,000	30,000
Audit Fees	6,430	6,400	6,400	6,000
Director's Fees	4,702	2,400	2,400	2,400
Payroll Taxes	9,306	5,210	5,210	5,084
Miscellaneous	9,273	5,000	8,000	8,000
Insurance and Bonds	15,788	15,100	15,860	16,000
Reserve Analysis	-	-	-	10,000
Legal Services	52,599	22,000	55,000	27,000
Legal services - Oil and gas	-	2,000	2,000	2,000
Management	33,155	22,000	27,000	27,000
Project Management	4,959	4,500	2,000	2,000
Seasonal Help	3,537	4,000	4,000	-
Property Mgmt Wages	39,856	45,000	45,000	45,000
Admin staff wages	5,298	14,040	14,040	14,040
Engineering/Reserve Study	1,966	-	1,759	-
<b>Total General and Administrative</b>	<b>219,406</b>	<b>172,650</b>	<b>218,669</b>	<b>194,524</b>

# BEEBE DRAW FARMS AUTHORITY

## GENERAL FUND 2018 Adopted Budget with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

2016 Actual	2017 Adopted Budget	2017 Estimated	2018 Adopted Budget
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### O&M - Physical Facilities

Community Center/Gatehouse	5,219	5,000	5,000	5,000
Equestrian Facility	109	750	500	750
Ground Lease	2,575	2,650	2,650	2,725
Nature Preserve	-	1,000	-	1,000
RV Storage	-	500	500	500
Sport Court	76	1,500	-	1,500
Utilities	17,545	24,000	24,000	24,000
<b>Total Physical Facilities</b>	<b>25,524</b>	<b>35,400</b>	<b>32,650</b>	<b>35,475</b>

### O&M - Aquatic Facilities

Community Pool	27,045	22,000	22,000	17,000
Reservoir Lease	47,721	-	20,000	-
Lake Christina/Fish Stocking	7,500	10,000	10,000	10,000
Reservoir/Marina	700	500	700	-
Pool and tile repair	-	-	300	3,000
Lake Christina Mntc/Habitat	10,432	5,000	1,000	7,000
<b>Total Aquatic Facilities</b>	<b>93,398</b>	<b>37,500</b>	<b>54,000</b>	<b>37,000</b>

### O&M - Parks and Open Space

Park/Recreation Facilities	-	1,000	-	1,000
Landscaping Improvements	2,935	5,000	-	5,000
Signage	418	500	1,000	1,000
Play Equipment	-	2,500	50	2,500
Landscape Maintenance	16,548	21,000	18,500	9,250
Mosquito Control	11,725	11,725	3,908	-
Open Space Maintenance	-	1,000	-	-
Rodent Control	1,056	6,500	-	6,500
Weed and Insect Control	167	500	-	-
Tree Maintenance	8,740	9,500	9,500	9,500
<b>Total Parks and Open Space</b>	<b>41,589</b>	<b>59,225</b>	<b>32,958</b>	<b>34,750</b>

### O&M - Roads, Trails and Ditches

Riding/Walking Trails	-	-	-	1,000
Nature Trail at Lake Christina	-	4,000	-	4,000
Road Maintenance - Dirt	-	500	-	500
Road Maintenance - Paved	8,000	8,000	500	8,000
<b>Total Roads, Trails and Ditches</b>	<b>8,000</b>	<b>12,500</b>	<b>500</b>	<b>13,500</b>

# BEEBE DRAW FARMS AUTHORITY

## GENERAL FUND 2018 Adopted Budget with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

	2016 Actual	2017 Adopted Budget	2017 Estimated	2018 Adopted Budget
<b>O&amp;M - Other Expenses</b>				
Other Repairs/Maintenance	11,356	10,000	10,000	10,000
Vehicle/Equipment	12,970	8,000	4,000	8,000
Capital Repl. and Res.	37,822	-	13,315	12,000
Capital R&R Contingency	-	25,000	-	25,000
Discretionary Fund Contingency	-	102,166	-	-
<b>Total Other Expenses</b>	<b>62,147</b>	<b>145,166</b>	<b>27,315</b>	<b>55,000</b>
<b>Total O&amp;M Expenditures</b>	<b>450,065</b>	<b>462,441</b>	<b>366,092</b>	<b>370,249</b>
<b>Other Transfers &amp; Expenditures</b>				
Emergency Reserve	-	14,040	13,569	14,302
<b>Total Other Transfers &amp; Expenditures</b>	<b>-</b>	<b>14,040</b>	<b>13,569</b>	<b>14,302</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>450,065</b>	<b>476,481</b>	<b>379,661</b>	<b>384,551</b>
<b>O&amp;M Reserve Fund - Restricted</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	<b>350,000</b>
<b>Capital Repair &amp; Replacement Reserve Fund -</b>	<b>-</b>	<b>-</b>	<b>149,282</b>	<b>174,626</b>
<b>Discretionary Fund - Restricted</b>	<b>-</b>	<b>-</b>	<b>102,166</b>	<b>125,132</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 570,350</b>	<b>\$ 520,421</b>	<b>\$ 601,447</b>	<b>\$ 649,758</b>

**BEEBE DRAW FARMS AUTHORITY**  
**INFRASTRUCTURE PROJECTS FUND**  
**2018 Adopted Budget**  
with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 5,239,510	\$ 5,499,803	\$ 6,152,706	\$ 6,320,279
<b>REVENUE</b>				
Interest	5,640	5,000	5,662	5,000
Water Tap Fees	184,000	270,000	171,000	300,000
Transfer from Dist. No. 1	88,743	-	-	-
Transfer from Dist. No. 2	722,025	929	76,481	35,109
Transfer from Dist. No. 2 (2051)	-	-	-	5,443
Transfer from Dist. No. 2 (2055)	-	-	-	3,525
<b>Total Revenue</b>	<b>1,000,408</b>	<b>275,929</b>	<b>253,143</b>	<b>349,077</b>
<b>Total Funds Available</b>	<b>6,239,917</b>	<b>5,775,732</b>	<b>6,405,849</b>	<b>6,669,356</b>
<b>EXPENDITURES</b>				
Infrastructure Legal Expense	-	-	70	-
Infrastructure	345	1,600,000	500	1,600,000
Engineering/Planning	86,867	200,000	85,000	100,000
Contingency	-	3,975,732	-	4,969,356
<b>Total Infrastructure</b>	<b>87,212</b>	<b>5,775,732</b>	<b>85,570</b>	<b>6,669,356</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>87,212</b>	<b>5,775,732</b>	<b>85,570</b>	<b>6,669,356</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 6,152,706</b>	<b>\$ -</b>	<b>\$ 6,320,279</b>	<b>\$ -</b>

This financial information should be read only in connection with the accompanying accountant's compilation report and budget message.

**BEEBE DRAW FARMS AUTHORITY**

**AMENITIES PROJECT FUND**

**2018 Adopted Budget**

with 2016 Actual, 2017 Adopted Budget, 2017 Estimated

	<b>2016 Actual</b>	<b>2017 Adopted Budget</b>	<b>2017 Estimated</b>	<b>2018 Adopted Budget</b>
<b>BEGINNING FUND BALANCE</b>	\$ 1,418,017	\$ 678,323	\$ 699,134	\$ 658,900
<b>REVENUE</b>				
Interest	1,076	1,000	645	1,000
Transfer from Dist. No. 1	22,186	-	-	-
Transfer from Dist. No. 2	180,506	233	19,120	8,777
Transfer from District 2 (2051)	-	-	-	1,361
Transfer from District 2 (2055)	-	-	-	881
<b>Total Revenue</b>	<b>210,640</b>	<b>1,233</b>	<b>19,765</b>	<b>12,019</b>
<b>Total Funds Available</b>	<b>1,628,657</b>	<b>679,556</b>	<b>718,900</b>	<b>670,919</b>
<b>EXPENDITURES</b>				
Community Center-Legal	1,388	-	-	-
Maintenance Facility Construction	921,683	-	-	-
Maintenance Facility - Legal	1,265	-	-	-
Maintenance Facility - Engineering	1,244	-	-	-
Maintenance Facility - Architecture	3,943	-	-	-
Transfer to General Fund	-	30,000	60,000	-
<b>Total Amenities</b>	<b>929,522</b>	<b>30,000</b>	<b>60,000</b>	<b>-</b>
<b>Total Expenditures</b>	<b>929,522</b>	<b>30,000</b>	<b>60,000</b>	<b>-</b>
<b>Total Expenditures Requiring Appropriation</b>	<b>929,522</b>	<b>30,000</b>	<b>60,000</b>	<b>-</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 699,134</b>	<b>\$ 649,556</b>	<b>\$ 658,900</b>	<b>\$ 670,919</b>

This financial information should be read only in connection with the accompanying accountant's compilation report and budget message.