BEEBE DRAW FARMS AUTHORITY

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A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at:
http://plr.sdmsi.com

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:	Office:	Term Expires:
Paul "Joe" Knopinski	President	June 2015
Douglas A. Tabor	Vice-President	June 2015
Christine Hethcock	Treasurer	April 2014
Angela Powell	Assistant Secretary	April 2014
Lisa A. Johnson	Secretary	

DATE: October 8, 2013
TIME: 6:00 P.M.
PLACE: Pelican Lake Ranch Community Info and Sales Center
16502 Beebe Draw Farms Parkway
Platteville, Colorado

I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest.

_____

B. Approve Agenda.

_____

C. FIRST READING:

1. _____

D. SECOND READING:

1. _____

E. EMERGENCY READING:

1. _____

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Review and approve Minutes of the September 10, 2013 regular meeting (enclosure).

- Review and consider approval of payment of claims through the period ending October 8, 2013, as follows (to be distributed):

General Fund	$
Infrastructure Fund	$
Amenities Fund	$_____
Total Claims:	**$**_____

- Review and accept unaudited financial statements through the period ending September 30, 2013 (enclosure).

_____

III. PUBLIC COMMENT

A. _____

IV. FINANCIAL MATTERS

A. Review draft 2014 Budgets (enclosures - 2013 preliminary assessed valuations and draft budgets). Confirm date for public hearing to adopt the 2014 Budget (November 12, 2013).

_____

B. FIRST READING:

1. Review proposals from auditors to perform the 2013 Audit (enclosures - proposals from L. Paul Goedecke, P.C., Shilling & Company, Inc. and BKD, LLP; proposal from Simmons & Wheeler, P.C. – to be distributed).

_____

C. SECOND READING:

1. _____

D. EMERGENCY READING:

1. Review and consider approval of proposal from Tamarack Consulting, LLC for verification of the 2013 Assessed Valuation pertaining to oil and gas production for District Nos. 1 and 2 (enclosure).

_____

2. _____

V. LEGAL MATTERS

A. FIRST READING:

1. _____

B. SECOND READING:

1. _____

C. EMERGENCY READING:

1. _____

VI. OPERATIONS & MAINTENANCE

A. Discuss items requiring action from the Authority Board from the Action Items Status Matrix (enclosure).

_____

B. Review and discuss Project Manager's Report (enclosure).

_____

C. Discuss status of sign design by Halcyon Design, LLC (enclosure).

_____

1. Set date for work session to present landscape design and sign design to the community.

_____

D. FIRST READING:

1. Review proposal for 2014 pool opening, closing and maintenance from Peak One Pool & Spa, LLC (to be distributed).

_____

2. Discuss status of request for proposals for 2014 landscape maintenance services (enclosures).

_____

E. SECOND READING:

1. Consider approval of proposal for 2014 Tree Maintenance Services from BioTree, LLC (enclosure).

_____

F. EMERGENCY READING:

1. _____

VII. CAPITAL AMENITIES

A. Discuss the potential acquisition of undeveloped property from the developer.

_____

1. Consider approval of proposal from CliftonLarsonAllen LLP to update the oil and gas revenue stream (to be distributed).

_____

2. Consider approval of proposal from Tamarack Consulting, LLC to update the oil and gas revenue stream (to be distributed).

_____

B. FIRST READING:

1. _____

C. SECOND READING:

1. Discuss the action plan to acquire land for the new maintenance facility and status of the purchase of vacant land and Lot 84 (to be distributed).

_____

D. EMERGENCY READING:

1. _____

VIII. INFRASTRUCTURE

A. Discuss status of the development of the front 36 lots and associated infrastructure and status of design engineering services.

_____

B. FIRST READING:

1. _____

C. SECOND READING:

1. _____

D. EMERGENCY READING:

1. _____

IX. OTHER BUSINESS

A. _____

X. ADJOURNMENT ***THE NEXT REGULAR MEETING IS SCHEDULED FOR NOVEMBER 12, 2013 – BUDGET HEARING.***