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: November 12, 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 October 8, 2013 regular meeting (enclosure).

- Review and consider approval of payment of claims through the period ending November 12, 2013, as follows (to be distributed):

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

- Review and accept unaudited financial statements through the period ending October 31, 2013 (to be distributed).

_____

III. PUBLIC COMMENT

A. _____

IV. FINANCIAL MATTERS

A. Conduct Public Hearing (if necessary) to consider Amendment to 2013 Budget and adoption of Resolution to Amend the 2013 Budget and Appropriate Expenditures.

_____

B. Conduct Public Hearing on the proposed 2014 Budget and consider adoption of Resolutions to Adopt the 2014 Budget and Appropriate Sums of Money and Set Mill Levies (for General Fund _____, Debt Service Fund _____ and Other Fund(s) _____ for a total mill levy of _____) (enclosures – preliminary assessed valuation, draft 2014 Budget and resolutions).

_____

C. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

_____

D. FIRST READING:

1. _____

E. SECOND READING:

1. Consider approval of engagement of L. Paul Goedecke, P.C. to perform the 2013 Audit for an amount not to exceed $5,000 (enclosure).

_____

F. EMERGENCY READING:

1. _____

V. LEGAL MATTERS

A. FIRST READING:

1. Discuss requirements of HB13-1186 regarding Special District Public Disclosure Documents (enclosure).

_____

2. Review and consider adoption of Amended and Restated Resolution Regarding Colorado Open Records Act Requests (enclosure).

_____

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 (enclosures – proposals for signs).

_____

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

_____

D. Discuss report from Empire Management Inc. related to 2013 road maintenance.

_____

E. Discuss parking issues at the gatehouse.

_____

F. FIRST READING:

1. _____

G. SECOND READING:

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

_____

2. Consider approval of proposal for 2014 landscape maintenance services (enclosures).

_____

3. _____

H. 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.

_____

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. Discuss §32-1-809, C.R.S. reporting requirements and mode of eligible elector notification (posted on the Beebe Draw Farms website and SDA's website last year).

_____

B. _____

X. ADJOURNMENT ***THE NEXT REGULAR MEETING IS SCHEDULED FOR DECEMBER 10, 2013.***