

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1
HELD
July 14, 2021**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Beebe Draw Farms Metropolitan District No. 1 (referred to hereafter as the “District”) was convened on Wednesday, the 14th day of July, 2021, at 6:00 P.M. Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, the meeting was held via Microsoft TEAMS Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Eric Wernsman
William Caldwell
Michael Welch
Josh Freeman
Todd Sundeen

The Directors in attendance confirmed their qualifications to serve.

Also In Attendance Were:

Lisa Johnson and Rebecca Gianarkis; CliftonLarsonAllen LLP
Alan Pogue, Esq.: Icenogle, Seaver, Pogue, P.C.
Christine Hethcock, Paul “Joe” Knopinski and Diane Mead; Beebe Draw Farms
Metropolitan District No. 2 Board Members
Diane Wheeler; Simmons & Wheeler, P.C.

Tina Wernsman, Cindy Key, Nathan and Crystal Clark, John and Kim Coleman;
Members of the Public

**ADMINISTRATIVE
MATTERS**

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 and have been filed.

Agenda, Confirmation of Notice Posting: Ms. Johnson distributed for the Board's review and approval a proposed agenda for the District's special meeting.

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

Consider appointment of officers: Director Sundeen commented that due to his work schedule and other obligations he is not able to serve on the Authority Board at this time.

President Wernsman made a motion to appoint Mike Welch to serve on the Authority Board. Director Welch commented if there was someone else willing to serve, he would defer to them. No one seconded the motion, and the motion failed.

Upon a motion duly made by Director Welch, seconded by Director Caldwell, the Board made a motion to appoint Director Caldwell to the Authority Board. Directors Welch and Caldwell voted yes, President Wernsman and Director Freeman voted no, and Director Sundeen abstained from the vote. The motion failed.

Upon a motion duly made by President Wernsman, seconded by Director Freeman, and, upon vote, unanimously carried the Board approved to appoint Director Welch to the Authority Board with Directors Freeman, Wernsman and Sundeen voting yes and Directors Caldwell and Welch abstaining from the vote.

Consider sending Board members to SDA Conference: After discussion, Directors Wernsman and Caldwell stated they would like to attend.

PUBLIC COMMENT

Mr. and Mrs. Coleman inquired as to who owns the Sale and Information Center, and who is there most often. Ms. Johnson and Director Hethcock provided a response. Mr. and Mrs. Coleman then proceeded to begin a discussion regarding a photo of the two of them that was posted at the Sales Office and asked who was responsible. Ms. Johnson commented that the issue the Coleman's have is with the Developer and not with the District, and therefore, any additional discussion should be made directly to the Developer.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the November 11, 2020 Special Meeting.
- Ratify approval of the payment of claims through the period ending June 30, 2021 totaling \$7,147.47

- Accept Unaudited Financial Statements for period ending March 31, 2021
- Ratify Acceptance of 2020 Audit Exemption

Following discussion, upon motion duly made by Director Caldwell, seconded by Director Sundeen and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda as presented.

LEGAL MATTERS

Other: None.

FINANCIAL MATTERS

Ratify Appointment of District Accountant to Prepare 2022 Budget and set date for Public Hearing to Adopt 2022 Budget for November 10, 2021 at 6:00 p.m.: Upon a motion duly made by President Wernsman, seconded by Director Freeman, and, upon vote, unanimously carried, the Board ratified the appointment of the District Accountant to prepare the 2022 Budget and set the date for a Public Hearing to Adopt the 2022 Budget for November 10, 2021 at 6:00 p.m.

OTHER BUSINESS

There was no other business discussed.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Wernsman, seconded by Director Knopinski and, upon vote, unanimously carried, the meeting was adjourned at 8:03 p.m.

Respectfully submitted,

By  _____
DocuSigned by:
 Lisa Johnson
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 Secretary for the Meeting