BEEBE DRAW FARMS AUTHORITY

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

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: February 11, 2014
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 January 14, 2014 regular meeting (enclosure).

- Review and consider approval of payment of claims through the period ending February __, 2014, as follows (to be distributed):

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

- Review and accept unaudited financial statements through the period ending January 31, 2014 (to be distributed).

_____

III. PUBLIC COMMENT

A. _____

IV. FINANCIAL MATTERS

A. FIRST READING:

1. _____

B. SECOND READING:

1. _____

C. EMERGENCY READING:

1. _____

V. LEGAL MATTERS

A. Discuss status of meeting with Weld County Assessor regarding assessed valuation for oil and gas production.

_____

B. Discuss possible May 6, 2014 Directors' Elections for District Nos. 1 and 2.

_____

C. FIRST READING:

1. _____

D. SECOND READING:

1. Discuss status of Lot 84 acquisition.

_____

a. Review of Title Exceptions and receive Board direction.

_____

E. EMERGENCY READING:

1. _____

VI. OPERATIONS & MAINTENANCE

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

_____

B. Discuss pool staffing for the 2014 season.

_____

C. Discuss purchase of automated external defibrillators and report by District Manager regarding same.

_____

D. FIRST READING:

1. _____

E. SECOND READING:

1. Review and consider approval of a proposal from Biltrite Sign Service, Inc. to purchase and install two signs to replace the existing signs at the entryway to the community (enclosure).

_____

F. EMERGENCY READING:

1. _____

VII. CAPITAL AMENITIES

A. FIRST READING:

1. _____

B. SECOND READING:

1. Discuss the action plan to develop land for the new maintenance facility.

_____

C. 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.

_____

1. Review and consider award of contract for design engineering services for Beebe Draw Subdivision Filing No. 1, Lots 1-36 – Infrastructure (to be distributed).

_____

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 MARCH 11, 2014.***