RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
JANUARY 14, 2014

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 14th day of January, 2014, 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; President (for a portion of the meeting, via speakerphone)
Douglas A. Tabor
Christine Hethcock
Angela Powell

Also In Attendance Were:
Lisa Johnson; Special District Management Services, Inc.

MaryAnn McGeady, Esq.; McGeady Sisneros, P.C. (via speakerphone)

Linda Cox, Michael Welch and Glen Adkins (via speakerphone); Beebe Draw Farms Metropolitan District No. 1 Board members

Kelly Deitman; Halcyon Design, LLC

See sign-in sheet for additional 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 of Directors and to the Secretary of State.

Attorney McGeady 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 Hethcock and Knopinski's Disclosure Statements have been filed.

ADMINISTRATIVE MATTERS

Agenda: 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 Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Agenda was approved, as amended.

2014 Meeting Dates: The Board reviewed the business to be conducted in 2014 to meet the statutory compliance requirements.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board ratified the determination to meet on the second Tuesday of every month at 6:00 p.m., at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, Colorado.

Resolution No. 2014-01-01 regarding 24-hour Posting Place: The Board considered Resolution No. 2014-01-01 designating the place at which notice will be posted at least 24 hours prior to each meeting.

Following review, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board adopted Resolution No. 2014-01-01, as presented. A copy of the Resolution is attached hereto, and incorporated herein, by this reference.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the November 12, 2013 and December 10, 2013 regular meetings.
- Ratify approval of the payment of claims through the period ending December 17, 2013, as follows:

General Fund:	$	24,796.46
Infrastructure Fund	$	-0-
Amenities Fund	$	855.00
Total:	$	**25,651.46**

- Approve the payment of claims through the period ending January 14, 2014, as follows:

General Fund:	$	21,010.18
Infrastructure Fund	$	825.00

Amenities Fund	$	4,452.25
Total:	$	**26,287.43**

- Accept unaudited financial statements through the period ending December 31, 2013.

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

PUBLIC COMMENTS

Public Comments: Resident Debra Street commented that she is very pleased with the new fencing around the windmill. She requested the Authority remove the barbed wire from the windmill east to the white natural gas pipes.

FINANCIAL MATTERS

Future Payroll Processing with Paychex: Ms. Johnson explained to the Board that accounting staff has recommended that the Authority begin using Paychex to process their payroll. The cost to process the payroll will be $83 per pay period for 1-5 checks. The cost to process up to 10 checks will be $78.50 per pay period. There is a one-time activation fee of $200. Utilizing Paychex to process payroll will result in a cost savings from fees incurred by Special District Management Services, Inc. ("SDMS") on a monthly basis and will be a more efficient use of funds.

The Board discussed the change and authorized SDMS to move forward with transitioning payroll processing to Paychex.

LEGAL MATTERS

Meeting with Weld County Assessor regarding Assessed Valuation for Oil and Gas Production: Attorney McGeady reported to the Board that she is working to schedule a meeting with the Weld County Assessor's office. She will share the date and time of the meeting with the Board and those that are interested are welcome to attend.

OPERATIONS AND MAINTENANCE

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

Director Tabor reported that he will work with the committee to coordinate the scheduling of weed spraying.

Director Powell noted that she will contact Jim Wood/Advanced Interior to schedule the pool tile replacement for this spring.

Ms. Johnson reported that Mr. Cordova is still working to confirm a contractor to remove the portable toilet.

Ms. Johnson also noted that she will be meeting with Directors Tabor and Powell in February to discuss pool staffing for the summer.

Community Meeting regarding Entry Monument Sign and Landscape Project: The Board determined to schedule a planning meeting on Thursday, January 23, 2014 at 10:00 a.m. at the Community Center. At the planning meeting, the Board will discuss options for funding the sign project as well as review the information to be presented to the community. Then the Board will schedule a community meeting on either January 28 or 29, 2014 to present the project and solicit feedback from residents. Ms. Cox will contact Alpine Gardens to check on their availability to attend the community meeting.

President Knopinski joined the meeting via speakerphone at this time.

Current and Future Snow Removal Services: Director Tabor explained that he recently learned that Mr. Colby was taking vacation this week. Director Tabor asked Mr. Cordova to look into options for snow removal coverage in Mr. Colby's absence. Mr. Cordova located a contractor (CH Contracting) that could provide services. Mr. Cordova requested a proposal and Director Tabor approved the proposal in advance of Mr. Colby's absence.

The Board then entered into discussion regarding the current snow removal services. The Board has some concerns with the current services such as timeliness to remove snow and whether Mr. Colby has the proper equipment to remove snow efficiently. They discussed purchasing additional equipment, etc. and/or contracting for services to help Mr. Colby during large snow events.

The Board asked SDMS to prepare a cost estimate for contracted snow removal services to the Authority based on actual snow removal costs in other communities that they provide services to.

Director Powell, Mr. Adkins and Mr. Cordova will schedule a meeting with Mr. Colby to discuss snow removal services, expectations and equipment needs.

Purchase of Automated External Defibrillators ("AED"): Resident Debra Street addressed the Board regarding the purchase of AEDs. These devices are used in sudden cardiac arrest situations. The North Colorado Medical Center Foundation ("NCMCF") has a program in which AEDs can be purchased by the Authority and NCMCF will donate the maintenance service on the unit. Maintenance services include, but are not limited to, upgrading the unit when

needed, replacing the battery, replacing the pads, etc. The cost to purchase is $1,800 per unit. Ms. Street suggests the Authority purchase two units, one to be located at the swimming pool and one at the mail room at the community center.

Ms. Street also recommended that all pool staff be trained in CPR.

The Board discussed the purchase as well as the CPR training and had some concerns whether there would be any additional liability on the Authority's part. SDMS will contact the District's insurance carrier and discuss this concern with them and report back at the February meeting.

Ms. Street will contact NCMCF to ask how often the units need to be replaced and/or maintained.

Purchase of Replacement Tennis Court Practice Net: Ms. Johnson commented that she is working with Director Powell to obtain the information needed to order a replacement tennis court practice net.

Rodent/Snake Mitigation: Ms. Street addressed the Board regarding their plans for rodent mitigation in 2014. She noted that she had an idea that maybe the spring would be a good time to hunt for the dens of snakes as part of the program. Ms. Johnson explained that the Authority approved and implemented a more aggressive program in 2012 and feedback from residents in 2013 was positive in that fewer snakes were noticed in the community. The program will be implemented again for 2014.

SECOND READING:

Service Agreement for 2014 Landscape Maintenance Services between the Authority and Environmental Designs, Inc.: The Board entered into discussion regarding the Service Agreement for 2014 Landscape Maintenance Services between the Authority and Environmental Designs, Inc. ("EDI").

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Directors Tabor and Powell voting "Yes" and with the support of President Knopinski and Director Hethcock, the Board ratified approval of the Service Agreement for 2014 Landscape Maintenance Services between the Authority and EDI.

CAPITAL AMENITIES

Potential Acquisition of Undeveloped Property from Developer: The Board entered into discussion regarding the potential acquisition of undeveloped property from the developer. President Knopinski noted that he feels the focus at

this time is to resolve the oil and gas valuation and subsequent revenue issue with Weld County before exerting any more effort on this topic. The Board agreed.

Proposal from CliftonLarsonAllen LLP ("CLA") to Update the Projected Oil and Gas Revenue Streams: The Board deferred discussion on this matter, noting their desire to resolve the oil and gas valuation issue with Weld County first.

Proposal from Tamarack Consulting, LLC to Update the Projected Oil and Gas Revenue Streams: The Board deferred discussion on this matter, noting their desire to resolve the oil and gas valuation issue with Weld County first.

SECOND READING:

Action Plan to Develop Land for New Maintenance Facility and Purchase of Lot 84: The Board reviewed the contract to purchase Lot 84. Director Hethcock noted she would abstain from the discussion and voting on the Lot 84 acquisition contract.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Director Tabor, Director Powell and President Knopinski voting "Yes" and Director Hethcock abstaining, the Board approved the execution of the contract for the purchase of Lot 84.

Then the Board received a presentation on the proposed maintenance facility with solar panels and landscaping from Ms. Deitman. She noted that the next step is to prepare a color elevation and to present it to the community. Ms. Deitman will add some windows and a door to make the street elevation more interesting. She advised the Board that there is Kerr McGee equipment on the edge of the 300 foot radius set back line which she is trying to avoid to assure there will be no conflicts in the future. The building may need to be moved 10 feet or so further away from the equipment location. She noted there might also be a question as to whether the equipment can be screened from the building with trees. In terms of timing on community meeting, the Board discussed the need to have separate meetings for the sign and the maintenance facility so people will focus on each project in each meeting. The Board directed Ms. Deitman to move forward with the preparation of the color elevation assuming Option B for the presentation.

INFRASTRUCTURE

Development of the Front 36 Lots and Associated Infrastructure and Design Engineering Services: The Board entered into discussion regarding the development of the front 36 lots, associated infrastructure and status of design engineering services. Director Hethcock noted that Tamarack Consulting, LLC ("Tamarack") has received approvals from the Weld County Engineering

Department, Fire and Water District on the infrastructure project to serve the 36 lots. She reported that once all approvals have been received, Tamarack will bid the work. The timeline for completion is the end of April or the first part of May, 2014. Director Tabor noted that it would also be a good time to prepare and distribute a newsletter on the status of development.

LEGAL MATTERS CONTINUED

FIRST READING:

FRICO (Farmers Reservoir and Irrigation Company) Leases – EXECUTIVE SESSION: Pursuant to Section 24-6-402(4) of the Colorado Revised Statutes, upon motion duly made by Director Tabor, seconded by President Knopinski and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:47 p.m. for the purpose of receiving legal advice from the District's attorney concerning negotiations, as authorized by Section 24-6-402(4)(b) and (e), C.R.S.

Furthermore, pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the Authority's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S. Please see attached attorney statement.

The Board reconvened in regular session at 9:17 p.m.

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 JANUARY 14, 2014 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____
Paul "Joe" Knopinski

_____
Douglas A. Tabor

_____
Christine Hethcock

_____
Angela Powell

Attorney Statement
REGARDING PRIVILEGED ATTORNEY-CLIENT COMMUNICATION

Pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S., I attest that, in my capacity as the attorney representing Beebe Draw Farms Authority, I attended the executive session meeting Beebe Draw Farms Authority convened at 8:47 p.m. on January 14, 2014 for the purpose of receiving legal advice from the District's attorney concerning negotiations, as authorized by Section 24-6-402(4)(b) and (e), C.R.S.. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b), C.R.S. and, based on that opinion, no further record, written or electronic, was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B), C.R.S.

Signed _____
MaryAnn McGeady, Esq.

Dated: January 14, 2014

BEBEE DRAW FARMS AUTHORITY

JANUARY 14, 2013

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
KELLY DEITMAN	16485 ESSEX RD S.	303.906.2617	
Bill & PATTY CALDWELL	16497 S. Ledyard rd.	970.515.7822	
Melissa Street	16495 Ledyard	970-785-2441	

RESOLUTION NO. 2014-01-01
RESOLUTION OF THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
REGARDING POSTING FOR MEETINGS

WHEREAS, special districts are required by Subsection 24-6-402(2)(c), C.R.S., to designate annually at the Authority 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.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY AS FOLLOWS:

1. Notices of meetings of the Authority Board required pursuant to Section 24-6-401, et seq., C.R.S., shall be posted within the boundaries of the Authority at least 24-hours prior to each meeting at the following location:

   The Pelican Lake Ranch Community
   Info and Sales Center
   16502 Beebe Draw Farms Parkway
   Platteville, Colorado

2. Notices of regular or special meetings required to be posted at three public places within the Authority and at the office of the County Clerk and Recorder at least 72-hours prior to said meeting shall continue to be made pursuant to Section 32-1-903(2), C.R.S.

ADOPTED this 14th day of January, 2014.

BEEBE DRAW FARMS AUTHORITY

Secretary

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Community Center Expansion	03/08/11	Linda Angie			X				04/12/11 – Committee will meet on April 14, 2011 at 6 p.m. Four to five residents expressed interest in attending. 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. 06/3/11 – committee met with Halcyon Design (Kelly) and shared their information. Kelly will contact the committee when the work is complete. 07/13/11 – committee meeting scheduled for July 21, 2011 at 7 p.m. Kelly will present 2 designs to the committee. 08/04/11 – committee met and will present information to Authority Board in September. 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. 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 09/25/11 – Community will preview sketches at Pig Roast. 11/04/11 – Linda and Angie will give an update at the November board meeting. 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. 02/14/12 – Cost estimates were presented. Committee will prepare an FF&E estimate and report back to BOD. BOD decided to hold a work session in March to solicit

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

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.
Rules and Regulations Regarding Amenities - Enforcement of oil and gas property reclamation - Policy for mail room postings (who is responsible and how long should things remain) - Use of community of center and how to provide access - Rental of community center	08/14/12	Angie Doug Linda			X				The Board will establish a resident committee to draft the Rules and Regulations. Joe to draft an email soliciting interest from community members and transmit to Liz for distribution. 08/04/11 – email drafted and transmitted to residents. Jeff is the contact for interested parties. 09/20/11 – Committee will be established in October 2011. 12/13/11 – no new report. 02/14/12 – no new report. Work in progress. 04/18/12 – no new report. 06/28/12 – no new report. 07/10/12 – no new report. 08/17/12 – Mike to establish a committee to create a process to solicit desires of community members and draft rules and regulations related to use of amenities. Include MaryAnn and T. Charles Wilson in review of draft rules. 10/09/12 – Mike will schedule a meeting with the committee in the next 30 days. 11/7/12 – Mike held meeting on October 25, 2012. He will provide a report at the November board meeting. 12/12/12 – Mike will schedule another committee meeting. 02/12/13 – Doug will meet with committee members to draft revisions to the current pool rules and will present

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									this information at the March board meeting. 04/02/13 – Community meeting held on March 30, 2013 to solicit comments on current pool rules and regulations and suggestions for revisions. 04/17/13 – BOD discussed the proposed revisions to the current rules and heard public comments. Doug will incorporate the suggested revisions into the document and present at the next board meeting. 06/03/13 – 2013 pool rules have been revised and approved.
Lease at Milton Lake	08/09/11	Joe Christine			X				Joe, Christine and Jeff met with FRICO to discuss extending the term of the lease etc. They will schedule a follow-up meeting with FRICO to continue the discussions. 11/09/11 – MaryAnn to draft an agreement with FRICO. 12/13/11 – BOD directed MaryAnn to send FRICO the assignment of the lease to the Authority and ask them to execute and to request a meeting to discuss terms of the lease and expansion of use. BOD also directed staff to solicit proposals from Environmental Consultant. 02/07/12 – MaryAnn has spoken with an Environmental consultant. Information that was received was transmitted to the Board. MaryAnn has also drafted the assignment to FRICO and transmitted it to FRICO for review and execution. 04/18/12 – Geitner Environmental provided a report to the Board. BOD will review report and discuss further at May meeting. 06/14/12 – BOD decided to review the results of the amenities survey to determine desire by community for recreational use on Milton Lake before moving this agenda item forward. 07/18/12 – Surveys sent to residents for response. 11/7/12 – surveys complete. Boating on Milton

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									Reservoir ranked in the top five most desirable amenities and it also ranked very high with negative votes. Community seems divided on this potential future amenity.
Cheat, Rye and Mustard Grass Mitigation	10/09/12	Doug			X				Linda has contacted CSU extension for best times to treat and a list of vendors to solicit cost of product. 10/11/12 – DeWayne has purchased the chemicals. 12/4/12 – DeWayne had to rebuild sprayer. He will coordinate with Tina Wooten in early Spring to identify cheat grass areas for spraying. 04/02/13 – DeWayne will contact Tina Wooten the week of April 1, 2013 to solicit information on the appropriate time of spraying for cheat grass. 06/26/2013 – BioTree will mitigate cheat grass in the fall of 2013. 07/09/13 – BOD directed staff to: 1) contact Tamarack Consulting to prepare a map of total area in need of mitigation, 2) identify a plan for opting in by residents and property owners, 3) bid the work. 08/07/13 – Dan met with Tina Booten to discuss cheat/rye and mustard grass mitigation in the community. Tina provided Dan with a list of vendors who could spray for these species. Dan will work with Tamarack to revise the map of the areas in need and solicit proposals and present at the September meeting. 09/04/13 – Dan will present proposals at the September meeting. 09/10/13 – Dan presented a proposal for weed mitigation for an approximate cost of $29,645.14. The Board did not support this expenditure at this time. Doug will do a bit more research into options for mitigation and on the herbicide Plateau. 10/08/13 – The BOD plans to test the benefit of spraying on a 25 or 50 acre location. Location still to be

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									determined.
Landscape Master Plan at Entry and Gatehouse	10/09/12	Lisa Kelly D1			X				Linda will contact Alpine Gardens to request a proposal to prepare a master plan of the area. She will also contact the CSU extension to determine if they have a program that would address design and maintenance. 11/7/12 – Linda met with Alpine Gardens and will have a proposal to review at the December meeting. 02/12/13 – Linda will contact Alpine Gardens to provide a proposal for review at the March 2013 meeting. 04/02/13 – proposal presented and approved by BOD at March meeting. Agreement was drafted and routed to Alpine for execution. Agreement has been returned and work has begun. 04/17/13 – Linda presented a concept plan from Alpine Gardens. Christine had concerns with the amount of ornamental grasses being suggested. Linda will schedule a meeting with the committee, Christine and Alpine Gardens to discuss her concerns. 06/26/13 – Kelly Deitman will contact Bilt-Rite Signs to solicit an estimate on the fabrication of a new sign at the entryway. 07/09/13 – BOD to schedule a community meeting to discuss the draft design plans from Halcyon Designs and Alpine Gardens. 08/07/13 – Kelly continues to work on the sign design. 09/10/13 – Kelly presented her final design. She has solicited proposals and once she received costs, a work session will be scheduled with the community. 10/08/13 – Kelly has received one proposal and continues to solicit two more. 10/28/13 – Three proposals received (total). To be reviewed at the November board meeting.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									11/18/13 – Proposals presented at November board meeting. D1 board members will select a date for a community work session in January and Lisa will invite the community to attend.
Pool Tile Repair	07/09/13	Angie			X				Staff presented two proposals for pool tile repair from Peak One Pools and Jim Wood. Angie will solicit references from both contractors and make a recommendation at a future meeting. 09/04/13 – BOD approved a contract with Jim Wood. Angie and Linda have selected replacement tiles and associated costs and Angie will present this information at the September meeting. 09/10/13 – pool tiles were approved. Angie will relay the information to Jim Wood and ask him to order the tile. Work to be completed in 2014. 10/02/13 – Angie spoke with Jim Wood and he will order the tile and necessary materials. His goal is to have the tile project completed by 05/01/2014.
Appraisal of Undeveloped Land	07/09/13	Joe Doug			X				BOD approved additional $500 to Value Consultants to re-value the undeveloped property to include its value and use to the Authority. Joe to notify Beverly of approval. 09/10/13 – discussion deferred. 10/08/13 – Joe continues to work with Clifton Larson Allen and Tamarack Consulting to solicit a proposal to update the oil and gas revenue projections on the undeveloped land. 11/18/13 – Joe and Doug will solicit proposals from Tamarack and CLA.
Lot 84 Purchase	07/09/13	Doug Angie			X				BOD approved a proposal from McCloud & Assoc. to value Lot 84 for a NTE $600. Lisa to contact Harold. 07/26/13 – Draft report in progress. 08/07/13 – Final report has been received and will be presented to the BOD in August.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									09/10/13 – Final asking price for Lot 84 is $60,000. Asking price for maintenance facility is $5,000/acre. MaryAnn will prepare a cost estimate related to the County process to subdivide the property or plat the property and draft a plan of action. Doug to negotiate for additional acreage if possible. 11/18/13 – BOD will consider the purchase of Lot 84 once a location for the new maintenance facility has been selected. 01/08/14 – BOD approved the purchase of Lot 84 at December 2013 meeting.
New Maintenance Facility	10/08/13	Doug Kelly Tim MaryAnn			X				BOD approved a proposal from Tamarack Consulting to survey the land needed for the new maintenance facility. Lisa to draft change order. Joe to discuss specifics with Tim and Kelly. MaryAnn to work with Doug on County process. Tim to survey land within 30 days. BOD to review entire proposal at November meeting. 11/18/13 – Staff and Doug has located a site within Filing 1 that may be suitable to construct a new maintenance facility. Tamarack is currently surveying the desired site. 01/08/14 – Kelly commented at the December 2014 board meeting that the site identified to be acquired is in a good location to meet the needs of a new maintenance facility.
Development of 36 Lots	07/09/13	Christine Tim			X				BOD approved a contract with Tamarack Consulting to complete Tasks I-IV in their proposal related to the development of the front 36 lots in the community. SDMS to draft service agreement. 07/26/13 – service agreement has been drafted and sent reviewed by legal counsel. Anna will transmit for execution. 08/07/13 – Service agreement has been finalized and

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

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									routed to Tamarack for execution. Tamarack has returned the executed agreement and Anna has routed to Joe for signature. 09/04/13 – contract has been fully executed. 10/08/13 – Tim is preparing cost estimate and should have it completed by November meeting. 11/18/13 – cost estimate to be presented at December board meeting. 01/08/14 – Spec. home to begin construction in or around March 2014.
Pavement Maintenance for 2013	07/09/13	Anna Dan						X	Dan will review the original and revised report from Empire Management to determine recommendations for pavement maintenance in 2013 09/10/13 – BOD approved the proposal from Empire Management for a NTE $1800. SDMS to draft agreement. Dan will communicate the concerns expressed by the community regarding past crack sealant services and the project management of those services to Empire Management. He will communicate their response to Lisa who will communicate the response to the Board and Debra Street. 10/08/13 – Empire Management will inspect the roadways by the end of week of 10/07/13 or beginning of the week 10/14/13 and provide written report. 11/18/13 – report completed. Empire does not recommend any road maintenance for 2013. They do recommend a chip sealant project on all roads in 2014. The board has included this project in the 2014 budget.
Port-a- Toilet Removal	07/09/13	Dan			X				Dan received contact information from Doug on a vendor in the area that may be able to remove the port-a-toiled that was left behind by the previous vendor who is no longer in business. Dan will make contact with this vendor and solicit a cost to dispose of the port-a-toilet.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

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									08/27/13 – Doug provided a vendor to Dan to contact to possibly remove the port-a-toilet. Dan has left a message and will follow-up. 09/27/13 – Dan found a vendor who accepted the responsibility to remove the port – a- toilet.
Maintenance at RV Storage	08/13113	DeWayne			X				Mow weekly and spray for weeds in and around the RV Storage area. Remove the weeds and remove the fence posts.
NO DIVNG stickers at Pool	10/08/13	Dan			X				Contact Peak One Pools and solicit cost to replace NO DIVING stickers around pool deck.
Oil and Gas Valuation Analysis Related to Preliminary Assessed Valuation	10/08/13	Tim Lisa			X				BOD approved proposal from Tamarack Consulting to conduct an analysis of the oil and gas revenues that were used by the County to calculate the 2013 preliminary AV. Lisa to draft change order to contract. 11/18/13- valuation complete. Tamarack will have final report in November. 12/05/13 – report received. 01/08/14 – MaryAnn will contact Weld County to schedule a meeting to discuss the methodology for valuation determination and to invite any and all Board members to attend the meeting with her.
2014 Landscape Maintenance	11/18/13	Dan			X				Dan presented three proposals at November meeting. BOD asked Dan to solicit references from Environmental Designs, Inc. and also to solicit a multi-year proposal.
Budget Items and Future Projects for Consideration		**Authority**				**X**			**Costs and/or decisions for the following:** **1. -Purchase cover for stainless steel BBQ at pool** **2. -Pool furnishings – 1- lounge chair, 20 chairs, 15 mini-tables – recommend replacing with a darker color – Dan will solicit pricing for the replacement of pool furniture as suggested above. Pricing received for re-strapping pool furniture. Catalogue for new furniture is in the**

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									mail. 3. **-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. 4. **Hire seasonal employee to assist with mowing throughout the community.** 5. **Discuss pool manager and pool staff positions with Doug and Angie in February 2014.** 6. **Chip Sealant work in 2014. Include center line striping in scope of work.** **-Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)**