MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY HELD OCTOBER 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 October, 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
Christine Hethcock
Glen Adkins
Douglas Tabor

Also In Attendance Were:
Lisa A. Johnson and Divena Mortimeyer (via speakerphone for a portion of the meeting); Special District Management Services, Inc.

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

Josh Freeman and Linda Cox; Beebe Draw Farms Metropolitan District No. 1 Board Members

Michelle Ferguson, Esq., Ireland Stapleton Pryor & Pascoe, P.C. (via speakerphone for a portion of the meeting).

Mark Volle; Tamarack Consulting, LLC

Kelly Deitman, Halcyon Design, LLC

Eric Wernsman; Resident and Consultant to Halcyon Design, LLC

Gary Moore, Resident and Seasonal Employee

DISCLOSURE OF POTENTIAL CONFLICTS OF

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential

INTEREST

conflicts of interest or potential breaches of fiduciary duty to the Board of Directors 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. 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 Knopinski and, upon vote, unanimously carried, the Agenda was approved as amended.

LEGAL MATTERS

EMERGENCY READING:

Approval of Engagement Letter from Ireland Stapleton Pryor & Pascoe, P.C. Director Tabor presented an engagement letter from Michelle Ferguson with Ireland Stapleton Pryor & Pascoe, P.C. for employment law services.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved the engagement letter with Ireland Stapleton Pryor & Pascoe, P.C. for employment law services.

EXECUTIVE SESSION

Personnel Matters:

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 6:11 p.m. for the purpose of receiving legal advice from the District's employment attorney concerning personnel matters, as authorized by Section 24-6-402(4)(b) (e) and (f), C.R.S.

Furthermore, pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record or electronic recording will be kept of those portions of the executive session that, in the opinion of the Authority's employment 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 6:42 p.m.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Hethcock and, upon vote, unanimously carried, the Board determined to restructure the current property manager position to 2 part-time hourly positions effective November 1, 2014.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the August 12, 2014 regular meeting.
- Ratify approval of the payment of claims through the period ending September 10, 2014 as follows:

General Fund:	$	31,802.86
Infrastructure Fund	$	100.00
Amenities Fund	$	125.00
Total:	$	**37,779.69**

- Approve unaudited financial statements through the periods ending August 31, 2014.

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: No public comment was received.

FINANCIAL MATTERS

Approval of October 14, 2014 Claims: The Board reviewed the payment of claims through the period ending October 14, 2014 as follows:

General Fund:	$	88,690.02
Infrastructure Fund	$	143,939.83
Amenities Fund	$	237.50
Total:	$	**232,867.35**

FIRST READING:

Review 2015 Draft Budget: Ms. Mortimeyer presented the preliminary assessed valuation and draft budgets for Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 and the draft 2015 budget for the Authority. The Board reviewed the information and provided comments. The public hearing to consider the approval of the draft budgets will be held at the November meeting.

EMERGENCY READING:

Consider Approval of a Proposal from Tamarack Consulting for Verification and Documentation of the 2014 Taxable Assessed Valuation Pertaining to Oil and Gas Production: The Board reviewed a proposal from Tamarack Consulting, LLC for Verification and Documentation of the 2014 Taxable Assessed Valuation Pertaining to Oil and Gas Production. Director Hethcock will confirm that the current oil and gas maps prepared by Tamarack Consulting, LLC are accurate to the best of her knowledge as a first step. The Board determined to defer any action on the proposal until after Director Hethcock has completed her review.

LEGAL MATTERS CONTINUED

SECOND READING:

Discuss and Review Encanca Access Agreement: Director Hethcock updated the Board on the status of the Encana Access Agreement. Encana has assigned a new representative to the agreement and Director Hethcock will work with him to prepare the agreement.

OPERATIONS AND MAINTENANCE

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

2014 Chip Seal Project: The 2014 Chipseal Project is complete. The Board considered approval of final payment to A1 Chipseal Company in the amount of $65,615.00. Notice of final payment was published and the payment may be released on October 27, 2014.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Adkins and, upon vote, with Directors Adkins and Tabor voting yes and Directors Hethcock and Knopinski supporting, the Board approved the final payment to A1 Chipseal Company for a not to exceed amount of $65,615.00 subject to no claims by subcontractors by the deadline.

SECOND READING:

Consider Approval of Proposal from Rocky Mountain Wildlife Services ("RMWS")for Fall 2014 Rodent Control: Ms. Johnson presented a proposal from RMWS for Fall 2014 Rodent Control in the amount of $17,050.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Adkins and, upon vote, with Directors Adkins and Tabor voting yes and Directors Hethcock and Knopinski supporting, the Board approved the proposal from RMWS for Fall 2014 Rodent Control for a not to exceed $17,050 and will re-evaluate the rodent control program in 2015. The Board directed staff to notify residents via email of the program and offer them an opt-out option.

CAPITAL AMENITIES

Status of New Maintenance Facility:

Ms. Deitman and Mr.Wernsman updated the Board on the status of the new maintenance facility. On a recent site visit, oil and gas infrastructure was identified that were not included in the survey completed by Tamarack Consulting, LLC. The oil and gas infrastructure requires a larger setback which deems the site unusable for the purpose of constructing the new maintenance facility. Ms. Deitman recommends locating a new site. Ms. Deitman and Mr. Wernsman will schedule a meeting with Weld County representatives to discuss locating the facility in an area that is unplatted.

Proposal for Geotechnical Services: Given the information above, it was determined that geotechnical services are not needed at this time.

INFRASTRUCTURE

Development of the Front 36 Lots and Associated Infrastructure: Mr. Volle provided an update on the status of the project. Fiore and Sons have completed all of the work.

Stormwater Permit: The Board reviewed the transfer of ownership of the stormwater permit from Fiore and Sons to the Authority.

Following discussion, upon motion duly made by Director Hethcock, seconded by President Knopinski and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board ratified the approval of the transfer of ownership of the stormwater permit from Fiore and Sons to the Authority.

Change Order No. 12: Mr. Volle presented Change Order No. 12 to the Fiore and Sons contract. This change order addressed additional earthwork in the amount of $17,534.00. Mr. Volle recommends approval of this change order.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board approved Change Order No. 12 in the amount of $17,534.00.

Change Order No. 13: Mr. Volle presented Change Order No. 13 to the Fiore and Sons contract for additional rip rap rundown to prevent erosion in the amount of $6,470.12. Mr. Volle recommends approval of this change order.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board approved Change Order No. 13 in the amount of $6,470.12.

Change Order No. 14: Mr. Volle presented Change Order No. 14 to the Fiore and Sons contract for additional seeding and mulching in the amount of $22,120.56. Mr. Volle recommends approval of this change order.

Following discussion, upon motion duly made by Director Hethcock, seconded by President Knopinski and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board approved Change Order No. 14 in the amount of $22,120.56.

Change Order Nos. 15, 17 and 19: Mr. Volle presented Change Order Nos. 15, 17 and 19 to the Fiore and Sons contract. Change Orders 15 and 17 are for erosion control BMP maintenance and Change Order No. 19 is for remobilization to pave the northern cul-de-sacs due to inclement weather. Mr. Volle does not recommend approval of these change orders.

Following discussion, upon motion duly made by Director Hethcock, seconded by President Knopinski and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board denied the approval of Change Order Nos. 15 and 17 citing that construction work has not been accepted by the Authority and therefore the contractor is responsible for maintenance of BMP's until that time. Furthermore, Change Order No. 19 was also denied at this time.

Consider Approval of Pay Application Nos. 6 and 7: Mr. Volle presented pay applications No. 6 and 7 which total $120,518.61.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, with Directors Hethcock and Knopinski voting yes and Directors Tabor and Adkins supporting, the Board approved Pay Application Nos. 6 & 7 in the total amount of $120,518.61.

Consider Proposal from Tamarack Consulting, LLC for Setting the Lot Corners and Updating the Survey: Mr. Volle presented a proposal from Tamarack Consulting, LLC for setting the lot corners and updating the survey for a not to exceed amount of $8,500.

Following discussion, upon motion duly made by Director Hethcock, seconded by President Knopinski and, upon vote, with Directors Hethcock and Knopinski voting yes, and with Directors Tabor and Adkins supporting, the Board approved the proposal from Tamarack Consulting, LLC for the work described above with a not to exceed amount of $8,500.

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

RECORD OF PROCEEDINGS

THESE MINUTES ARE APPROVED AS THE OFFICIAL OCTOBER 14, 2014 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Paul "Joe" Knopinski

Douglas A. Tabor
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Douglas A. Tabor

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Christine Hethcock

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Glen Adkins

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)(e) and (f), 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: October 14, 2014

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/01/14)

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			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

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.
<u>Rules and Regulations Regarding Amenities</u> - <u>Enforcement of oil and gas property reclamation</u> - <u>Policy for mail room postings (who is responsible and how long should things remain)</u> - <u>Use of community of center and how to provide access</u> - <u>Rental of community center</u>	08/14/12	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

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 MaryAnn			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. 06/10/14 – Christine will schedule a meeting with Barry Bowman and Doug Tabor to review the current lease and then schedule a meeting with FRICO. 07/08/14 – Christine, Joe, Doug and Barry Bowman have a meeting scheduled with FRICO. 8/18/14 – met with FRICO in August. Elisabeth to draft term sheet for renewal of lease and transmit to BOD for review.
<u>Appraisal of Undeveloped Land</u>	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. 01/14/14 – This item is on hold until the valuation of oil and gas revenue issue has been resolved with Weld County. 06/10/14 – D1 discussed this item during their June meeting and determined that given the asking price of the vacant land, the Authority should not move forward with the next steps of possible acquisition. Christine commented that she would confer with her partners to confirm the price of the vacant land.
<u>New Maintenance Facility</u>	10/08/13	Kelly Doug			X				BOD approved a proposal from Tamarack Consulting to survey the land needed for the new maintenance

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
		Lisa							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. 01/14/14 – Kelly will prepare color elevations for Option B for February board meeting. 02/11/14 – Kelly presented color elevations. BOD discussed funding. Next step is to schedule a community meeting in April. 04/02/14 – community meeting is scheduled for April 12, 2014 at 9 am. 06/04/14 – Kelly to continue to work with the County on the approval process. MaryAnn to work with Kelly on the design/build concept and statutory requirements. 06/10/14 – Kelly to work with MaryAnn on revisions to her proposal. 07/08/14 – Kelly, Doug and Elizabeth have a meeting scheduled to discuss the proposal on July 9, 2014. 08/18/14 – BOD approved addendum to AIA for design work. NTE $51,802. $500,000 limited liability for all but Civil and Structural engineer = $1,000,000. 10/01/14 – Addendum has been executed. Kelly has begun work.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/01/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Development of 36 Lots Construction	03/11/14	Christine Mark Lisa							03/12/14 - Pre-construction meeting was held and the project will begin later this month. Christine to work with Mark to ask Fiore to use access other than Beebe Draw Farms Parkway. Mark to draft summary of project. Lisa to distribute to community and post in mail room. 05/07/14 – project is progressing. BOD will consider approval of change order nos. 1 and 2 at the May meeting. 06/04/14 – BOD will consider approval of change orders 3-6 at June meeting. 06/10/14 – BOD approved CO's 1-6. Project is almost complete. 07/08/14 – BOD approved CO #7. 8/18/14 – CO's # 7-11 approved.
Chip Sealant Project	07/09/13	Dan Lisa						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. 01/14/14 – Dan will contact Empire to solicit a timeline

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									for the chip sealant project as well as a proposal for project management. 02/10/14 – proposal has been received. 02/11/14 – BOD reviewed proposal and will consider approval at the March meeting. Dan to ask if the contractor will fill compressions in the road before the chip sealant process. Doug would like to be involved in the preliminary and final inspection process. 03/12/14 – BOD approved agreement with Empire Management, LLC for project management. SDMS to draft agreement and coordinate project with Empire. 04/02/14 – service agreement has been drafted and routed to the consultant for execution. 05/07/14 – service agreement executed. Empire will bid the work to be completed in Summer 2014. 06/10/14 – Empire Mgmt. is working on preparing bid documents. Lisa has requested construction contract template from Elisabeth to include in bid documents. 07/08/15 – Project is out to bid. 08/04/14 – bids received. BOD will consider approval at August meeting. 8/18/14 – contract awarded to A-1 Chipseal Co. for chip sealing, crack sealing and striping of Beebe Draw Farms Parkway. 10/01/14 – work has been complete.
<u>Maintenance at RV Storage</u>	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.
<u>Job Description for Property Manager</u>	03/11/14	Doug Glen			X				03/12/14 – Doug will draft a job description and circulate to the BOD and staff for review. 06/04/14 – job description drafted and circulated to BOD and staff for review. 07/08/14 – Doug and Glen will finalize and present to BOD for approval.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/01/14)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Rodent Mitigation 2014	01/14/14	Dan Lisa		X					Dan to contact Major Boddiker to discuss the 2014 rodent mitigation program and timing. 03/12/14 – RMWSI provided a proposal for prairie dog mitigation. Lisa to review expenses paid in 2012 and 2013 for prairie dog and snake mitigation. Dan to solicit estimate of cost from RMWSI for snake mitigation for 2014. 08/04/14 – Dan will contact RMWSI for proposal for Fall rodent control. 10/01/14 – RMWSI did not recommend additional rodent control for 2014.
Budget Items and Future Projects for Consideration		**Authority**				X			**Costs and/or decisions for the following:** **1. -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.** **2. Chip Sealant work in 2015.** **-Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)** **-Landscape and Entryway Monumentation Project – possibly re-visit for 2015 budget.**