MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY HELD OCTOBER 8, 2013

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 8th day of October, 2013, 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 (via speakerphone)
Douglas A. Tabor
Christine Hethcock
Angela Powell

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

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

Linda Cox and Michael Welch; Beebe Draw Farms Metropolitan District No. 1 Board members

DeWayne Colby; Property Manager

Kelly Deitman; Halcyon Design, LLC

Steve Street; Resident

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.

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 Powell and, upon vote, unanimously carried, the Agenda was approved, as amended.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Review and approve Minutes of the September 10, 2013 regular meeting.
- Review and approve the payment of claims through the period ending October 8, 2013, as follows:

General Fund:	$	31,536.68
Infrastructure Fund	$	1,750.00
Amenities Fund	$	3,516.00
Total:	$	**36,802.68**

- Review and accept unaudited financial statements through the period ending September 30, 2013.

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

PUBLIC COMMENTS

Public Comments: There were no public comments.

OPERATIONS AND MAINTENANCE

Sign Design by Halcyon Design, LLC ("Halcyon"): Ms. Deitman reported that she had received one proposal from Peak Restoration and Construction, Inc. and noted that she believed the proposal was higher than she had anticipated. She also contacted two other companies and requested proposals by today's meeting date, but no other proposals were received as of the date of the meeting. Ms. Deitman will continue to search for service providers to submit competitive proposals.

Date for Work Session to Present Landscape Design and Sign Design to Community: The Board determined to schedule a work session to present the landscape design and monument sign design to the community following the receipt of additional proposals for the work.

CAPITAL AMENETIES

SECOND READING:

Action Plan to Acquire New Land for New Maintenance Facility, Purchase of Vacant Land and Purchase of Lot 84: Director Tabor, Mr. McCarthy and Ms. Deitman met last week to discuss the potential location for the new maintenance facility. Mr. McCarthy will provide a map of the general location. Their efforts focused on a location that would reduce the costs for access and for water service. At their meeting, Director Tabor requested a proposal from Tamarack Consulting, LLC ("Tamarack") for design, surveying and cost estimating extension of utilities for all such services up to the construction of the facility. Tamarack submitted a proposal which included their cost estimate for each step of the process. The first step is for location of the site and development of a project schedule and budget. Director Tabor recommended the Board authorize Tamarack to move forward to work with Ms. Deitman and the legal team to proceed to meet with Weld County. The proposal included program management and coordination for $4,000 to $7,000 and surveying from $3,000 to $5,000.

The Board then discussed the timing on the closing of Lot 84 and the maintenance facility tract. Director Tabor noted that he would prefer to not close on Lot 84 until the budget is set for the construction project for the maintenance facility. Director Powell stated that she does not want the Authority to purchase Lot 84 until the Authority has a set place to move the maintenance facility. She noted that the Board may be able to get to the point where they are comfortable with proceeding with the acquisition of Lot 84 before the end of the year because they are more comfortable with proceeding with the maintenance facility parcel.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Directors Tabor and Powell voting "Yes" with the support of President Knopinski and Director Hethcock abstaining, the Board approved Task 2 of the proposal from Tamarack for an amount not to exceed $6,000 to survey and determine if the parcel can have services provided at a reasonable price. The Board approved Task 2 of the proposal to be completed within 30 days and they determined to re-visit the entire proposal at the November Board meeting. Attorney McGeady will work with Director Tabor, if needed in between meetings, to discuss actions needed to move the process along with the County.

FINANCIAL MATTERS

2014 Budget: Ms. Mortimeyer presented and the Board reviewed and provided comments on the draft 2014 Budget. Ms. Johnson reviewed items that are proposed for increases or decreases in 2014 expenditures. President Knopinski noted the substantially reduced assessed valuations. He wanted to have Tamarack take a look at what the County has done to adjust the assessed valuation on oil and gas production. A proposal from Tamarack to look at these items is discussed below under Emergency Reading.

The Board then confirmed the public hearing to consider adoption of the 2014 Budget would be held on Tuesday, November 12, 2013 at 6:00 p.m. at the regular meeting location.

FIRST READING:

Proposals for 2013 Audits: The Board reviewed the proposals from L. Paul Goedecke, P.C., Shilling & Company, Inc. and BKD, LLP to perform the 2013 Audits for District Nos. 1, 2 and the Authority.

Based on the proposals received, the Board is in favor of continuing their relationship with L. Paul Goedecke, P.C. to prepare the 2013 Audits. The Board will take formal action at their November Board meeting.

EMERGENCY READING:

Proposal from Tamarack Consulting, LLC for Verification of the 2013 Assessed Valuation Pertaining to Oil and Gas Production for District Nos. 1 and 2: President Knopinski reviewed with the Board a proposal from Tamarack for verification of the 2013 assessed valuation pertaining to oil and gas production for District Nos. 1 and 2, on a time and materials basis, for an amount not to exceed $8,670. President Knopinski recommended approval of the proposal from Tamarack to look at these items so the Board can know if there are lower prices, lower production or adjustment based on spacing unit locations versus well head locations.

President Knopinski informed the Board that after discussing this proposal with Mr. McCarthy, Mr. McCarthy did verify that the County used the spacing units methodology in calculating the preliminary assessed valuation.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Tabor and, upon vote, unanimously carried, the Board approved the proposal from Tamarack, on a time and materials basis, for an amount not to exceed $8,670.

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 the Board will designate a test spot to see if treatment of rye and cheat grass can be effective and then move forward with an informed weed treatment program. Director Tabor suggested a committee could be established to help identify the area to be used as a test location. Director Hethcock concurred this would be a good approach to determine the best way to address the weed issues.

Project Manager's Report: The Board reviewed the Project Manager's Report. The Board noted Mr. Lacen is going to remove the debris at the vehicle storage area. The landscape maintenance request for proposals needs to be distributed to solicit bids. Director Tabor suggested the proposers be required to identify one supervisory point of contact who will respond to the Authority. Ms. Johnson noted the winterization of the pool included winterizing all indoor plumbing for the restroom facilities and fountains.

FIRST READING:

Proposal for 2014 Pool Opening, Closing and Maintenance from Peak One Pool & Spa, LLC ("Peak One"): Ms. Johnson presented and the Board reviewed the proposal from Peak One for 2014 pool maintenance services in the amount of $1,700. This is an increase of $400 from the 2013 contract price. The Board discussed asking Peak One for a multi-year contract in exchange for a reduction in the annual maintenance fees. Staff will discuss with Peak One and report back to the Board.

Request for Proposals ("RFP") for 2014 Landscape Maintenance Services: The Board reviewed the draft RFP and suggested revisions. Mr. Cordova will revise the RFP and then solicit proposals immediately.

SECOND READING:

Proposal for 2014 Tree Maintenance Services from BioTree, LLC ("BioTree"): The Board reviewed the proposal for 2014 tree maintenance services from BioTree in the amount of $9,200.

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 approved the proposal for 2014 tree maintenance from BioTree in the amount of $9,200.

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 and Director Tabor met with CliftonLarsonAllen LLP ("CLA") and Tamarack Consulting, LLC and asked them for proposals to update the projected oil and gas revenue streams. Tamarack has submitted their proposal information to CLA to be included in a joint proposal. CLA is looking for additional information from President Knopinski and/or Director Tabor in order to complete the proposal. The Board deferred consideration of the acquisition of the undeveloped property at this time.

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 she should have a cost estimate from Tamarack for the next meeting. Director Hethcock also noted the engineering services would need to be completed so the work can be performed in the end of February and early March of 2014.

OTHER BUSINESS

Signage: The Board received a report from Director Hethcock on the status of discussions on revisions to signage to make the community more accessible to potential future residents.

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 OCTOBER 8, 2013 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

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Paul "Joe" Knopinski

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Douglas A. Tabor

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Christine Hethcock

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Angela Powell

BEBEE DRAW FARMS AUTHORITY

OCTOBER 8, 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.	kelly@halcyonarch.com	N/A
Steven Street	16495 Ledyard	streetz@outlook.com	None

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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

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									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> - ~~Clarify pool party rules and fees.~~	08/14/12	~~Mike~~ Doug Angie			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

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									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

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									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.
Oil and Gas Committee	10/09/12	Christine Joe			X				Christine will meet with the oil and gas committee to review the recommended changes to the surface use agreements. Joe and Christine will contact Dufford and Brown and request a detailed explanation of charges received to date.
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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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The ~~Bd~~ Auth. plans to test the benefit of spraying on a test location still to be det.									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.
Landscape Master Plan at Entry and Gatehouse	10/09/12	Lisa Kelly			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.
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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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									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.
Tree Thinning at Lake Christina completed.	07/09/13	Doug Anna			X				Doug solicited and presented three proposals for tree thinning at Lake Christina. BOD awarded a contract to Menjivar Tree Service for an NTE $13,500. SDMS to draft service agreement. 07/26/13 – Anna is working with Menjivar to obtain insurance certificate prior to drafting agreement. 08/07/13 – Anna has received insurance documentation from Menjivar and will finalize the contract for execution. 09/04/13 – Menjivar has scheduled the work for early October.
Rodent Control 2013	7/09/13	Dan Anna			X				Dan will contact Rocky Mountain Wildlife Services to solicit recommendations and costs for rodent control mitigation for 2013. 08/07/13 – Dan contacted RMWS and they will provide a proposal for rodent mitigation in 2013. 09/04/13 – proposal received and accepted for rodent control in 2013. 10/02/13 – service agreement has been drafted and executed by the Authority and transmitted to RMWS for execution. RMWS will inform Anna as to when the service has been scheduled.
Appraisal of Undeveloped Land	07/09/13	Joe			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.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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									09/10/13 – discussion deferred.
Lot 84 Valuation	07/09/13	MaryAnn Doug			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. 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.
Development of 36 Lots	07/09/13	Lisa			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 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.
Pavement Maintenance for 2013 Inspect entry this week + prepare report	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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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									their response to Lisa who will communicate the response to the Board and Debra Street.
Dead Trees at Equestrian Facility	07/09/13	DeWayne						X	Doug has identified a few trees that are dead and in need of removal at the equestrian facility. DeWayne has been notified and will remove the trees. 08/27/13 – DeWayne has begun to remove the dead trees. 09/27/13- project complete.
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. 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. Send letters to users of the RV Storage area and inform them of the metal siding and process for removal.
Budget Committee	08/13/13	Lisa						X	Schedule budget committee meeting with Doug, Christine and Divena. 09/27/13 – Budget committee met on September 16, 2013. Next meeting is scheduled for October 2, 2013.
Contracts for Services for 2014	08/13/13	Lisa			X				BOD directed Lisa to request bids from the current contractor for pool maintenance, rodent control, mosquito control, and tree maintenance services for 2014. They also directed Lisa to draft an RFP for landscape maintenance services and solicit proposals

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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									from at least three service providers.
Winterization of Plumbing at Pool	09/10/13	Dan			X				Contact Ted at Peak One to ensure that winterization of the bathrooms/plumbing has been completed.
Fencing around Windmill @ Equestrian Facility	09/10/13	Dan			X				Solicit proposals to install similar fencing around windmill at Equestrian Facility.
Marketing/Sales Signs	09/10/13	Lisa			X				Talk to Christine about the recently installed marketing/sales signs at the entrance and community center/pool and ask if they can be condensed or modified to fit the other signs that have been approved in the community. 09/27/13 – Lisa spoke with Christine and Christine will review the issue and suggest possible mitigation.
Xcel Energy Power Outages	09/10/13	Linda			X				Linda will contact Xcel Energy regarding the increased power outages that occur during a rain event and ask them to assess the issue and determine if something can be done to reduce the outages.
Additional Directional Sign to Lake Christina	09/10/13	Linda			X				Linda will work with Debra Street to determine the location of the requested sign and if appropriate, Linda will order a sign and have it installed.
Weed Mitigation at Lake Christina and RV Storage Facility	09/10/13	Dan Anna						X	BOD approved a change order with BioTree to spray the weeds at the walking trails around Lake Christina and the RV Storage Facility in the amount of $300. Dan will communicate approval to BioTree and schedule work. 09/27/13 – project complete.
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 mail.**

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 09/27/13)

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									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. -solicit proposals for the 2013 audit. Divena has solicited proposals for the 2013 audit. 5. Hire seasonal employee to assist with mowing throughout the community. 6. Discuss pool manager and pool staff positions with Doug and Angie in February 2014. -Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)

ask Ted about replacing the no diving stickers around the pool deck.