MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
JUNE 9, 2015

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 9th day of June, 2015, 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
Christine Hethcock
Douglas Tabor
Glen Adkins

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

Elisabeth Cortese, Esq., McGeady Sisneros, P.C. (via speakerphone)

Michael Welch, Linda Cox (via speakerphone), and Josh Freeman; Beebe Draw Farms Metropolitan District No. 1 Board Members

John W. Dick II, Beebe Draw Farms Metropolitan District No. 2 Board Member (via speakerphone - for a portion of the meeting)

Kelly Deitman, Halcyon Design, LLC

Steve Lundt; Metro Wastewater Reclamation District (for a portion of the meeting)

Michelle Seubert; Barr Lake State Park (for a portion of the meeting)

Amy Conklin; Barr Milton Watershed Association (for a portion of the meeting)

Gary Moore; Employee

See Sign In Sheet for other 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.

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 President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried, the Agenda was approved as amended.

Appointment of Board Members to the Authority Board of Directors: The Board acknowledged the appointment of one Board member from Beebe Draw Farms Metropolitan District No. 1 ("District No. 1") to serve on the Authority Board. Linda Cox's term will run through June of 2017.

The Board also acknowledged the appointment of one Board member from Beebe Draw Farms Metropolitan District No. 2 ("District No. 2") to serve on the Authority Board. Paul "Joe" Knopinski's term will run through June of 2017.

Appointment of Officers: Following discussion, upon motion duly made by Director Hethcock, seconded by Director Cox and, upon vote, unanimously carried, the following slate of officers was appointed:

President	Paul "Joe" Knopinski
Vice President	Christine Hethcock
Treasurer	Glen Adkins
Secretary	Lisa A. Johnson
Assistant Secretary	Linda Cox

FIRST READING

Consider Sending Board Members to the 2015 SDA Conference: The Board received and discussed the request from Beebe Draw Farms Metropolitan District Nos. 1 and 2 to send board members to the 2015 Annual SDA

Conference in Keystone, Colorado on September 23, 24 and 25, 2015. District No. 1 has one board member interested in attending and District No. 2 has two board members interested in attending.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Approve Minutes of the May 12, 2015 regular meeting.
- Ratify approval of the payment of claims through the period ending June 9, 2015 as follows:

General Fund:	$	20,876.69
Infrastructure Fund	$	2,401.61
Amenities Fund	$	15,023.30
Total:	$	**38,297.60**

- Approve unaudited financial statements through the period ending May 31, 2015.

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

PUBLIC COMMENTS

Public Comments: Angie Powell asked if the Authority has plans to re-paint the pool shed. Director Adkins responded that he would ask Mr. Moore and Mr. Colby to add to their list of projects.

Bill Caldwell had questions regarding the erosion of the new culvert constructed related to the infrastructure project for Lots 1-36. He feel that the Authority paid for the particular standard of work and that standard was not met. Director Hethcock explained the contract requirements have been completed and the erosion is due to the increased amount of precipitation in a short period of time. Environmental Designs will provide a proposal to correct the issue.

FINANCIAL MATTERS

Status of 2014 Audit: Ms. Mortimeyer reviewed the 2014 Audited Financial Statements.

Following review and discussion, upon motion duly made by Director Hethcock, seconded by Director Adkins and, upon vote, unanimously carried, the Board approved the 2014 Audited Financial Statements and authorized execution of the Representations Letter.

LEGAL MATTERS

Ground Lease Between the Authority and REI: The Board discussed the Ground Lease between the Authority and REI which is set to expire on December 31, 2015. Attorney Cortese informed the Board that the lease can automatically renew with an increase in the annual lease payment from $2,500 per year to $2,575 per year.

The Board acknowledged the automatic renewal of the lease with an increase in the annual fee from $2,500 to $2,575.

SECOND READING:

Term Sheet Related to Leases with Farmers Reservoir and Irrigation Company ("FRICO"): The Board discussed the status of the FRICO term sheet. Ms. Hethcock will work with Mr. Bowman (Duck Club) to map out the hunting area as well as the entire leased area with FRICO. The Board determined not to proceed with Tamarack mapping the area at this point. It was mentioned that FRICO is "shopping" the lease. Ms. Cortese will forward the term sheet to FRICO upon receipt of the maps from Director Hethcock.

OPERATIONS AND MAINTENANCE

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

Presentation By Steve Lundt, Water Specialist Regarding Water Quality at Milton Reservoir: Steve Lundt with Metro Wastewater Reclamation District gave a presentation on the water quality on Milton Lake. A copy of the information is attached hereto and incorporated herein.

Michelle Seubert with Barr Lake State Park presented information regarding Barr Lake and other activities within the 42 State Parks.

Amy Conklin with Barr Milton Watershed Association presented information on the issues facing the Association.

Pool Manager's Report: The Board reviewed the June Pool Manager's Report which is attached hereto and incorporated herein.

Proposal from Empire Management Inc. for Project Management Services related to 2015 Chip Sealant Project: The Board reviewed the proposal from Empire Management Inc. for Project Manager services related to the 2015 Chip Sealant Project.

Following discussion, upon motion duly made by Director Adkins, seconded by Director Cox and, upon vote, unanimously carried, the Board approved the proposal from Empire Management Inc. for Project Management Services

related to the 2015 Chip Sealant Project in an amount not to exceed $5,280. Ms. Johnson will draft a service agreement and route for execution.

SECOND READING:

RV Storage Facility Improvements: The committee continues to gather costs to improve the RV Storage Facility. They will present the final estimated costs at the July meeting.

Hunting on Northern Portion of Milton Reservoir: The Board discussed the status of the potential for hunting on the northern most portion of Milton Reservoir. The additional two (2) hunters discussed have been added to the total number of hunters allowed in the proposed FRICO Term Sheet. The Board discussed the selection method to determine the two (2) additional hunters. The Board will need to work with Barry Bowman as to how to coordinate and implement the selection for the two (2) hunters

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CAPITAL AMENITIES

Status of New Maintenance Facility:

Status of the Acquisition of Lot 153: Attorney Cortese updated the Board that she received a proposal from Harold McCloud to appraise the property in the amount of $2500. Director Hethcock will provide Attorney Cortese names of other appraisers in the area in the hopes of reducing the fee.

Status of Project: Ms. Deitman updated the Board on the progress made on the new maintenance facility project. She is 50% complete with architectural plans. Ms. Deitman has a meeting set up for the week of June 15th with entry modelers regarding technical issues. It is possible Ms. Deitman will move forward with a wooden frame as opposed to the previously considered metal frame. If a wooden frame is selected, it will alleviate the need for the "design-build" bidding process and the Authority can proceed under the standard public bidding process. She also plans to meet with Weld County to review the requirements needed to move through the approval process.

INFRASTRUCTURE

Development of the Front 36 Lots and Associated Infrastructure:

Status of Lots 1-36: Director Hethcock explained the contract requirements have been completed. Erosion of the new culvert is due to the increased amount of precipitation in a short period of time. Environmental Designs will provide a proposal to correct the issue.

Director Hethcock also reported on the positive reaction to the homebuilder, Baessler Homes and the current sales of certain lots.

SECOND READING:

Paving of Lots 153-158 and 168-175: Director Hethcock discussed the request from REI to pave Lots 153-158 and 168-175, Stonely Road South. All utilities are in place. The Board directed Director Hethcock to get bids for the work.

OTHER BUSINESS

Two Horizontal Well Pads: Director Hethcock updated the Board that Encana has asked to schedule a meeting to discuss the status of two horizontal well pads to be located at the north end of the subdivision. She will notify the Board when the meeting is schedule and all Board members are encouraged to attend.

Resident Request to place a For Sale Sign on County Road 39: Ms. Johnson informed the Board that she received a request from a resident asking to place a Home For Sale sign on Country Road 39.

The Board discussed the request and determined not to approve the request as this posting is not allowed by the Covenants.

Security Concern at Lake Christina: Ms. Johnson and Mr. Tabor were contacted by the Weld County Sheriff's Department regarding a "Twitter Feed" promoting a teenage party at Lake Christina for Saturday night, June 13th. The Sheriff explained it was anticipated that there could be up to 300 people attending. The Sheriff's Department is on alert and will respond should they be called to come to the Lake. Director Hethcock explained that there is a non-resident fee to access the Lake ($450). No reservation requests/inquiries had been received by the Board for this party. Mr. Moore will change the lock on the gate to Lake Christina and post signs on the gate and at the mail room regarding access limitations to the Lake. In addition, an email will be sent to the community regarding the Twitter feed announcement. Ms. Johnson and Ms. Cortese explained to the Board the need for policies and procedures for the Lake. The Board will discuss forming a committee to work on rules and regulations at the July meeting.

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 JUNE 9, 2015 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____

Paul "Joe" Knopinski

_____

Linda Cox

_____

Christine Hethcock

_____

Glen Adkins

BEBEE DRAW FARMS AUTHORITY

And Beebe Draw Farms Metropolitan District Nos. 1 & 2

June 9, 2015

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
Jan & Gary Moore	16494 Burghley Ct.	(970) 785-2745 gmoore886@msn.com	
Patty + Bill Caldwell	16497 Hedyard Rd	970 515 7822 itchyft@skybeam.com	
Marc & Lori Storm	16516 Essex Rd North	303-304-7419 mlstorm@msn.com	
Clint and Sheila Carter	16507 Essex Rd North	3-601-5583 scarter306@gmail.com	
Robert + Leah Checketts	16494 Essex Rd S	970-301-2896 checketts2@gmail.com	
Kelly Deitman	16485 Essex Rd. N	303.906.2617 kelly@halcyonarch.com	
~~Bill~~			
Angie Powell			

Milton Reservoir Water Quality Report

June 9, 2015

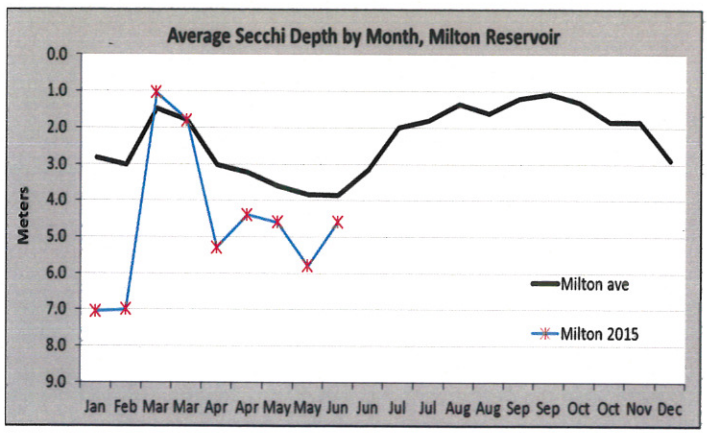
Water Summary

Milton Reservoir (aka Pelican Lake) is sampled twice a month between March and October and monthly between November and February. The Barr Lake and Milton Reservoir Watershed Association coordinates all of the efforts to monitor, test, and improve the water quality in Milton. Regular lake sampling started in 2002 and will continue into the future. It is important to closely monitor water quality to observe any major changes that would impact wildlife, park users, or downstream water users.

June – Milton's clarity continues to be amazingly clear. Water clarity has been greater than 12 feet since early April. With the aesthetically pleasing looks, the water quality that you can't see like pH, dissolved oxygen, and nutrients are also doing well. A couple of reasons for this recent improvement is because of wastewater treatment improvements in the Big Dry Creek watershed, all the carp were removed in 2009, and zooplankton continue to do a great job of grazing on the algae and keeping them under control. Phosphorus still is high but is getting better over time.

Water Quality Stats (as of 06-09-15)

Maximum Depth: 26.2 feet (dam outlet)	Water Temperature: 72° F (taken 3 feet below surface)
Water Clarity: 15.1 feet (≥3 feet is good)	Dissolved Oxygen: 135% (>80% is good)
pH: 8.56 (between 6 and 9 is good)	Chlorophyll-a: <5 ppb (How green, ≤25 is good)



When in doubt, stay out. *Algae blooms that float to the surface and concentrate near shore can be harmful. Avoid contact and do not let your dog swim or drink the water.*

Watershed News

Lake Appreciation Month is July and again we will be planning great events and opportunities out at Barr Lake. This year's big event will be Saturday, July 11th. Come out to do some fun shoreline clean-up work, have a free lunch, and then enjoy an afternoon of fun activities. Barr Lake works hard for you. It is time to show some appreciation!

Join BMW Association

BARR LAKE AND MILTON RESERVOIR ASSOCIATION

The BMW Association's mission is to improve the water quality by encouraging cooperation, involvement, and awareness with people living near and upstream of Barr Lake and Milton Reservoir.

You can learn more about the lakes and what is going on in the watershed by going to www.barr-milton.org.

Contact Amy Conklin, watershed coordinator, at amy.conklin@comcast.net or 303-795-5925.

Cooperation, Involvement, and Awareness

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

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	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 06/02/15)

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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

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. 11/05/14 – draft term sheet completed and routed to BOD for discussion at November board meeting. 11/11/14 – BOD discussed term sheet and suggested revisions. Elisabeth will revise accordingly and then send to BOD for final approval. 2/4/15 – Elisabeth will incorporate final comments from Christine and then circulate to the Board for final review prior to requesting meeting with FRICO. 3/3/15 – Elisabeth will research various documents for horsepower limitations and research the possibility of pontoon boats of @ 20hp. 4/7/15 – Elisabeth has transmitted the term sheet to Barry Bowman for review and comment. 06/01/15 – Elisabeth is working with Tamarack regarding the legal description of the hunting area to be included in the new lease.
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

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									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.
New Maintenance Facility	10/08/13	Kelly Committee			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. 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.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									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. 11/05/14 – Kelly updated the Board that due to setback requirements, the maintenance facility may not be able to be constructed on the preferred site. Kelly and Doug are working with the County to determine if the equipment and setbacks can be moved. Kelly has also provided two sketches to potentially use the existing community center and Lot 84 in conjunction to build a new community center and maintenance facility on the entire site. 2/4/15 - . Kelly and the committee have identified two new sites located in Beebe Draw Farms Metropolitan District No.2 ("District No. 2"). She presented the sites to the Board via Google Earth map. The Board discussed both options. Christine will provide a map of District No. 2 that shows the lot layout in the vicinity of the two options to determine which, if any, option is viable. Map indicating two possible locations circulated to BOD for review prior to

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									February meeting. 3/3/15 – Christine sent options for lots to purchase to locate the new maintenance facility on. 4/8/15 – BOD negotiated the purchase of Lot 153. Kelly to confirm with the County that the maintenance facility can be constructed on the lot prior to Elisabeth drafting a Sale and Purchase Agreement for the lot. 4/14/15 – Kelly received positive verbal feedback from the County regarding the location of the new maintenance facility. Elisabeth will contact Harold McCloud to obtain a verification of value/limited appraisal on the property. 06/01/15 – Proposal from Harold McCloud was $2500. The Board directed Elisabeth to obtain additional proposals.
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. 11/05/14 – CO's 12-14 were approved. Mark, Joe and Christine will meet with Fiore and Sons to discuss CO's 15, 17 and 19 and complete a punch walk.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									11/11/14 – Retainage payment was approved. Project is complete. 2/4/15 – additional retainage payment was approved as well as CO # 15 and 16. 3/3/15 – Fiore is working on re-locating the oil and gas access road. 4/14/15 – Two trees were lost during the re-routing of the access road. The Infrastructure Fund will pay of the replacement of two trees. 06/01/15 – Fiore and Sons contract is complete and final payment was made on May 29, 2015. Environmental Design to provide a proposal to repair the soil around the culvert pipe and install erosion control.
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.
Job Descriptions – Pool Manager and Pool Assistants	02/10/15	Leah Lisa			X				BOD asked Leah to draft job descriptions for the pool manager and pool assistant positions. Once complete, Lisa will transmit to Michelle Ferguson for review and comment. 4/8/15 – Lisa sent job descriptions to Michelle for review and comment. 4/14/15 – Michelle revised the job descriptions. Lisa transmitted information to Doug, Glenn and Leah for final review. 06/01/15 – Lisa incorporated changes from Linda Cox to the job descriptions, finalized the information and transmitted to Leah for final review.
RV Storage Improvements	02/10/15	Committee			X				Committee will gather cost estimates on the proposed RV Storage Improvements and present to the Board at the March meeting. 4/8/15 – Committee will provide final cost estimates to the Board at the April meeting.

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/02/15)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									4/14/15 - Committee will provide final cost estimates to the Board at the May meeting
Hunting on Milton Reservoir	04/14/15	Elisabeth Tamarack			X				4/14/15 - Elisabeth to work with Tamarack to map the legal description contained in the current lease to verify if it includes the northern portion of Milton Reservoir. The Board will continue to discuss concerns regarding safety should hunting be allowed on this property.
Neighborhood Security Issues	04/14/15	BOD			X				04/14/15 – BOD to continue discussing options for handling security issues. Staff to contact Sheriff's department to alert them of the situation and solicit their assistance in patrolling the area.
Two Horizontal Well Pads	04/14/15	Taylor Christine Dufford & Brown			X				04/14/15 – Christine is working with Encana on location and responsibility to maintain site. Taylor to complete view shed options. Dufford and Brown researching historical agreements related to drilling in Filing 1.
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.**

Pool Manager's Report for June 2015

The pool opening was rather a rough one this year, but people have been coming in with smiles since knowing its open. Starting with the tiles having damage from not being the proper tiles, pipes being busted, the pool back flush being busted, and now the computer being corrupted and not being able to activate pool membership keys. The computer guy will be out hopefully Monday or Tuesday to give me back the computer with a whole new program on it. Ted from Peak One was out this week and put in the new ladders and will come again on Tuesday to put in the new hand rail. I still have a smile even though people are upset about the key cards not working and it not quite opening on time.

I have hired a wonderful staff this year that includes 4 girls that came back from last year and 2 new girls. I think this year's staff will work out great. I have about 15 people that have paid for their memberships, which includes one out of district so far.

Let's see what this year brings us and just have a great summer!