

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY  
HELD  
APRIL 10, 2024**

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 Wednesday, April 10, 2024, at 6:00 p.m. This meeting was held via Microsoft Teams. The meeting was open to the public.

**ATTENDANCE**

**Directors In Attendance Were:**

Sharon Dillon, President  
Diane Mead, Vice President  
William Caldwell, Treasurer  
Scott Edgar, Secretary

**Also In Attendance Were:**

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP  
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.  
Janet Konkel, Linda Cox, Crystal Clark, Brenda Lewis, Judy Tunis, Ed Farrell,  
Carol Satersmoen and other members of the public.

**ADMINISTRATIVE  
MATTERS**

**Call to Order and Agenda:** The presence of a quorum was confirmed. The meeting was called to order at 6:03 p.m. Following discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Confirm Quorum, Location of Meeting and Posting of Meeting Notice:** It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the Authority’s boundaries have been received.

**Disclosures of Potential Conflicts of Interest:** The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. The members of the Board were requested to 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 statute.

**Appointment of Scott Edgar from Beebe Draw Farms Metropolitan District No. 2 to Fill the Vacancy and Officer Position Created by the Resignation of Joe Knopinski:** The Board acknowledged the appointment of Scott Edgar from Beebe Draw Farms Metropolitan District No. 2 to fill the vacancy and officer position created by the resignation of Joe Knopinski.



**Election of Officers:** Following review, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Sharon Dillon  
Vice-President: Diane Mead  
Treasurer: Bill Caldwell  
Secretary: Scott Edgar

**FIRST DISCUSSION:**

**Minutes of the March 13, 2024 Regular Meeting and March 20, 2024 Special Meeting:** President Dillon requested the March 20, 2024 Special Meeting Minutes to be revised to reflect the following change: “Director Caldwell and President Dillon commented that the Discretionary Fund may be used but will need to be determined at a later date”.

**Recommendation to Advance Nathan Clark to Field & Maintenance Specialist – Lead:** Ms. Johnson summarized the process of revising the Field & Maintenance – Lead job description and then posting internally to the current staff. Mr. Clark submitted his letter of interest. Ms. Johnson met with Mr. Clark to review the job description to ensure he is comfortable the requirements of the position. Mr. Clark has indicated that he would like to receive \$26.50 per hour if offered the position. The Board discussed the information presented. No action was taken at this meeting.

**SECOND DISCUSSION:** None.

**PUBLIC COMMENT**

Brenda Lewis addressed the Board regarding a posting on the mail room door regarding the issuance of mail keys. She noted that USPS is now taking on the responsibility to issue any new or replacement keys.

Judy Tunis commented on changing the name of the community from Pelican Lake Ranch to Beebe Draw Farms. She then addressed the Board regarding the Sales and Information Center and the restrictions of use. She would like to see the facility be used as a community center going forward and not used as a Sales and Information Center.

Linda Cox addressed the Board regarding signage and volunteered to continue working with the Board on needed signage.

**FINANCIAL  
MATTERS**

**FIRST DISCUSSION:**

**Payment of Claims:** The Board reviewed the payment of claims in the amount of \$69,936.72.



**SECOND DISCUSSION:** None.

**OPERATIONS AND  
MAINTENANCE**

**Pillar Repairs at Sales and Info. Center:** Director Caldwell provided an update on the pillar repairs to the Board.

**FIRST DISCUSSION:**

**Rules of Etiquette Related to Newly Installed Path on Beebe Draw Farms Parkway Prepared by Multi- use Pathway Committee:** The Board reviewed the information presented. President Dillon discussed the communication of these rules once adopted. Ms. Farrell commented that the committee was hoping to prepare a mailing to residents and have a few signs prepared with the important rules identified.

**Proposals for Landscape and Tree Maintenance Services:** The Board reviewed proposals for landscape and tree maintenance services. President Dillon commented that Mr. Clark suggested the maintenance staff can provide fertilizing services, which were identified in the proposals. She then commented that tree care services will be the only services needed. Director Edgar directed staff to ask the contractors if their proposals will change when the lawn care services are removed.

**Proposal from Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36:** The Board reviewed the proposal. No action was taken.

**Proposal from Greeley Lock and Key Proposal for Rekeying Locks at Clubhouse in the Amount of \$1,309.89:** The Board reviewed the proposal. Discussion ensued. Director Edgar agreed that REI will fund half of the costs to re-key the facility. The Board will consider action on this item at their next meeting.

**Proposal for Riding Mower Purchase:** The Board reviewed the proposals for riding mower purchase. Mr. Clark recommended purchasing the riding mower in the amount of \$10,096.98. No action was taken.

**Change Order to Big Horn Builders Contract Regarding Pool Pillar Repairs and Staining:** The Board deferred this agenda matter to a future meeting.

**2024 Fish Stocking and Algae Remediation:** Following discussion, the Board agreed fish stocking is necessary prior to the fishing derby in early June. The Board deferred discussion on the algae remediation.



**SECOND DISCUSSION:**

**Proposal from Drexel Barrell & Co. for Survey and Civil Engineering Services Related to Fairbanks Drive Issue:** The Board reviewed the proposal. President Dillon commented that at the last meeting Directors Knopinski and Mead agreed that the Infrastructure Fund would fund this expense. Director Edgar had questions on the drainage issue.

Following review, upon a motion duly made by Director Caldwell, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the proposal from Drexel Barrell & Co. for survey and civil engineering services related to Fairbanks Drive issue. Mr. Caldwell will ask Drexel Barrell & Co. to provide a change order for review by the legal counsel. Following review, upon a motion duly made by Director Mead, seconded by Director Edgar, with support from Director Caldwell and President Dillon, the Board approved funding the cost of this expense from the infrastructure fund.

**Proposals for Survey of Land Owned by Authority in and Around Lake Christina etc.:** The Board deferred this agenda item to a future meeting.

**CAPITAL  
AMENITIES**

**Broadband Project:** Mr. Farrell provided an update regarding the project to the Board.

**Beebe Draw Farms Parkway Path Project:** Director Caldwell provided an update for the Board.

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:** None.

**INFRASTRUCTURE  
MATTERS**

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:** None.

**LEGAL MATTERS**

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:**

**Amended and Restated Improvement Acquisition, Advance, and Reimbursement Agreement and Promissory Note Securing Payment of Same with REI:** The Board deferred this agenda item to the next meeting.



**Proposal to Engage an Appraiser to Appraise Land (422 acres) Related to Land Conveyance Matter or Authorize D1 to Engage an Appraiser and Funding for Same:** The Board reviewed the proposals. President Dillon commented that she thinks this is needed and that the Infrastructure Fund should fund the appraisal given that REI created this problem. Director Edgar commented that he is not comfortable with funding the appraisal. Members of the public provided comments on possible funding options. Director Edgar commented that he is adamantly opposed to using Infrastructure fund monies to fund this appraisal. The Board deferred action on this agenda item to the next meeting.

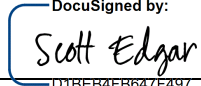
**OTHER BUSINESS**

The Board determined to hold a virtual Special Board meeting on Wednesday, April 24, 2024 at 6:00 p.m.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Edgar, seconded by Director Mead and, upon vote, unanimously carried, the Board adjourned the meeting at 7:29 p.m.

Respectfully submitted,

By  Secretary for the Meeting  
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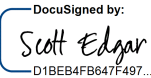
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