

BEEBE DRAW FARMS AUTHORITY
8390 E. Crescent Pkwy., Suite 300
Greenwood Village, Colorado 80111
Tel: 303-779-5710 Fax: 303-779-0348

A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at www.colorado.gov/beebedrawfarms

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: May 8, 2024

TIME: 6:00 p.m.

LOCATION: Microsoft Teams

You can attend the meetings in any of the following ways:

1. To attend via Microsoft Teams Videoconference use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_YTU3YzVkYjMtYjI3Zi00ODgyLTlkZGYtMGE2NDAN2IwN2Ez%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d
2. To attend via telephone, dial 720-547-5281 and enter the following Conference ID: 459 865 51#

ACCESS:

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Sharon Dillon	President	June 2025
Diane Mead	Vice President	June 2025
William Caldwell	Treasurer	June 2024
Scott Edgar	Secretary	June 2024

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum, location of meeting and posting of meeting notices.
- B. Call to order and approval of agenda.
- C. Present disclosures of potential conflicts of interest.
- D. FIRST DISCUSSION:
 1. Review April 24, 2024 Special Meeting Minutes (enclosure).

2. Review Resolution Adopting Technology Accessibility Statement and Technical Standards (enclosure).

E. SECOND DISCUSSION:

1. Consider approval of April 10, 2024 Regular Meeting minutes (enclosure).

II. CONSENT AGENDA

- A. Ratify the approval of the payment of claims (enclosure).

III. PUBLIC COMMENT

IV. FINANCIAL MATTERS

A. FIRST DISCUSSION:

1. Review payment of claims (to be distributed).

B. SECOND DISCUSSION:

- 1.

V. OPERATIONS & MAINTENANCE

A. FIRST DISCUSSION

1. Review proposals to replace to replace ductwork on HVAC at the Sales and Info. Center (enclosure).

B. SECOND DISCUSSION

- 1.

VI. CAPITAL AMENITIES

A. FIRST DISCUSSION:

- 1.

B. SECOND DISCUSSION:

- 1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION:

1.

B. SECOND DISCUSSION:

2.

VIII. LEGAL MATTERS

A. FIRST DISCUSSION:

1.

B. SECOND DISCUSSION:

IX. OTHER BUSINESS

X. ADJOURNMENT

The next regularly scheduled meeting is June 12, 2024 at 6:00 p.m.

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
APRIL 24, 2024**

A special 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 24, 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.
Ed & Mary Jo Farrell, Kelly Deitman, Jeff Heley, Judy Tunis, Crystal Clark, Deb, Rua, Dave Miller, Brenda Lewis, Carol Satersmoen, Bruce O’Donnell and other members of the public.

ADMINISTRATIVE
MATTERS

Confirm Quorum, Location of Meeting and Posting of Meeting Notice: The presence of a quorum was confirmed. 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.

Call to Order and Agenda: The meeting was called to order at 6:01 p.m. Following discussion, upon a motion duly made by Director Mead, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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.

FIRST DISCUSSION:

April 10, 2024 Regular Meeting Minutes: The Board reviewed the April 10, 2024 minutes. No comments were provided.

SECOND DISCUSSION:

March 13, 2024 Regular Board Meeting Minutes and March 20, 2024 Special Board Meeting Minutes: Following review and discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the March 13, 2024 Regular Board Meeting Minutes and March 20, 2204 Special Board Meeting Minutes.

Advancement of Nathan Clark to Fill the Field and Maintenance Specialist – Lead Position: Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the advancement of Nathan Clark to fill the Field and Maintenance Specialist – Lead position at an hourly wage of \$26.50 per hour, effective May 1, 2024 or sooner.

CONSENT AGENDA

Payment of Claims: Following discussion, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, pending confirmation that Pay Application No. 4 to Fossil Builders is not needed.

PUBLIC COMMENT

Judy Tunis addressed the Board regarding the change of the name of the community from Pelican Lake Ranch to Beebe Draw Farms as well as changing the name of the Sales and Information Center to Community Center.

FINANCIAL MATTERS

FIRST DISCUSSION:

Payment of Claims: The Board reviewed the payment of claims in the amount of \$1,048.81. No comments were made.

SECOND DISCUSSION: None.

OPERATIONS AND MAINTENANCE

FIRST DISCUSSION:

Proposals to Replace Ductwork on HVAC at the Sales and Info. Center: Ms. D’Amato provided an update on obtaining proposals to replace the ductwork, noting that a few of the vendors who are able to perform the work would like to schedule site visits prior to preparing their proposals. No action was taken.

SECOND DISCUSSION:

Resolution Regarding Rules of Etiquette Related to Newly Installed Path on Beebe Draw Farms Parkway: Following discussion, upon a motion duly made by Director Caldwell, seconded by President Dillon and, upon vote, unanimously carried, the Board adopted the Resolution

regarding Rules of Etiquette related to the newly installed path on Beebe Draw Farms Parkway.

Agreement with Arborado Tree Care for 2024 Tree Care Services: Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support from Directors Mead and Edgar, the Board approved the Service Agreement with Arborado Tree Care for 2024 tree care services.

Agreement with Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36: Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support of Directors Mead and Edgar, the Board approved the Service Agreement with Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36.

Agreement with Greeley Lock and Key for Rekeying Locks at Clubhouse in the amount of \$1,309.89 with funding from the Authority and REI: Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support of Directors Mead and Edgar, the Board approved the proposal with Greeley Lock and Key for Rekeying Locks at the Clubhouse in the amount of \$1,309.89, with confirmation of funding 50% of the invoice from REI.

Proposal for Riding Mower Purchase: Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with the support of Directors Mead and Edgar, the Board approved the proposal for a riding mower purchase.

CAPITAL AMENITIES

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: Attorney Pogue presented information regarding the costs that would be associated with this reimbursement agreement that he received from Director Edgar. Attorney Pogue noted that approval on

this Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement was given in a prior Board meeting. No further action was needed or taken.

Proposal to Engage an Appraiser to Appraise Land (422 Acres) Related to Land Conveyance Matter or Authorize D1 to Engage an Appraiser and Discuss Funding for Same: President Dillon reported that the Beebe Draw Farms Metropolitan District No. 1 Board of Directors has been working with the Property Owners Association (“POA”) on funding the appraisal and the POA has agreed to pay for the appraisal. The contract will be with the POA and the appraiser.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board adjourned the meeting at 6:33 p.m.

Respectfully submitted,

By _____
Secretary for the Meeting

BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY
A RESOLUTION ADOPTING TECHNOLOGY ACCESSIBILITY STATEMENT AND
TECHNICAL STANDARDS

WHEREAS, the Beebe Draw Farms Authority (the “Authority”) was created pursuant to Colorado Constitution, Article XIV, Sections 18(2)(a) and (b), and Section 29-1-203; and

WHEREAS, the Board of Directors (the “Board”) of the Authority has a duty to perform certain obligations in order to assure the efficient operation of the Authority; and

WHEREAS, the Board is authorized to make orders and pass resolutions necessary for the government and management of the affairs of the Authority and the execution of the powers vested in the Authority; and

WHEREAS, the Colorado Anti-Discrimination Act (“CADA”), as set forth in Title 34, Article 34, Parts 3 through 8 of the Colorado Revised Statutes provides that it is unlawful to discriminate against an individual with a disability as that term is defined in Section 24-34-301(7), C.R.S.; and

WHEREAS, the Colorado General Assembly, through House Bill 21-1110 and subsequently amended by Senate Bill 23-244 (collectively, the “Technology Accessibility Bills”), amended CADA to include certain provisions regarding website accessibility for individuals with disabilities; and

WHEREAS, the Technology Accessibility Bills require the Colorado Office of Information Technology (the “OIT”) to establish rules regarding information technology system accessibility standards for individuals with disabilities; and

WHEREAS, on February 23, 2024, the OIT adopted the Rules Establishing Technology Accessibility Standards as contained in 8 CCR § 1501-11, *et seq.*, (the “Accessibility Rules”) requiring all public entities, as such term is defined in Section 24-34-301(18), C.R.S., to comply with the Accessibility Rules; and

WHEREAS, the Authority is a public entity as defined in Section 24-34-301(18), C.R.S.; and

WHEREAS, compliance with the Accessibility Rules requires the Authority to adopt and publicly post in a conspicuous place a Technology Accessibility Statement, as such term is defined in the Accessibility Rules, by July 1, 2024; and

WHEREAS, Technical Standards are defined in the Accessibility Rules at Section 11.5(a) as Web Content Accessibility Guidelines (“WCAG”) 2.1 Level AA; and

WHEREAS, the Accessibility Rules require the Authority to ensure applicable information and communication technology (the “ICT”), as such term is defined in the Accessibility Rules, is compliant with the Technical Standards by July 1, 2024; and

NOW THEREFORE, THE BOARD OF THE BEEBE DRAW FARMS AUTHORITY HEREBY ADOPTS THE TECHNOLOGY ACCESSIBILITY STATEMENT AND TECHNICAL STANDARDS:

- 1. Technology Accessibility Statement. The Authority adopts the Technology Accessibility Statement attached hereto in Exhibit A (the “Statement”) in accordance with Section 11.6 of the Accessibility Rules. The Statement shall be posted publicly in a conspicuous location on the Authority’s website. The Authority directs the Authority website manager to take the actions necessary to facilitate the conspicuous public posting of the Statement on the Authority’s website as soon as possible but not later than July 1, 2024.
- 2. Actions to Effectuate Resolution. Management and legal counsel for the Authority are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the Technology Accessibility Statement and Technical Standards contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Board of Directors and/or management or legal counsel for the Authority and the officers, agents and employees of the Authority and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.
- 3. Effective Date. This Resolution shall take effect on the date and time of its adoption.

[Remainder of page intentionally left blank.]

APPROVED AND ADOPTED THIS 12th DAY OF JUNE, 2024.

BEEBE DRAW FARMS AUTHORITY

By: Sharon Dillon

Its: President

BEEBE DRAW FARMS AUTHORITY
TECHNOLOGY ACCESSIBILITY STATEMENT

The Beebe Draw Farms Authority (the “Authority”) is committed to providing equitable access to the District’s official website to all members of the public. The Authority’s ongoing accessibility efforts work toward being compliant with the Web Content Accessibility Guidelines (WCAG) version 2.1, level AA criteria. The Authority welcomes comments on how to improve its technology’s accessibility for users with disabilities as well as requests for reasonable modifications and/or accommodation to any Authority services, programs, and/or activities.

Please let us know if you encounter inaccessible information and communication technology. The Authority is committed to responding to requests for reasonable modifications and/or accommodation as well as reports of accessibility issues in a timely manner.

For reports of inaccessible information and communication technology or to request reasonable modifications or accommodations to Authority information and communication technology, please contact the Authority at ¹:

Phone: _____²

E-mail: _____

FOOTNOTES TO BE REMOVED PRIOR TO POSTING. At least two forms of contact must be provided.

¹ The point of contact must be "personnel knowledgeable about the accessibility of the ICT."

² The phone number must have TTY. TTY is teletypewriter, which is used by individuals who are deaf, hard of hearing, or have speech impediments. If the number is connected to a cellphone, this feature can be activated in the cellphone's system settings.

**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 Konkell, 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

Beebe Draw Farms Authority
Unpaid and Autopaid Claims 4/23/24
First Reading

Vendor	Invoice #	Date	Payment Status	Open Balance
Central Weld County	006004-01 MAR24	3/31/2024	Auto paid	\$ 23.12
Central Weld County	006053-01 MAR24	3/31/2024	Auto paid	23.12
Central Weld County	006003-01 MAR24	3/31/2024	Auto paid	23.12
Central Weld County	006060-01 MAR24	3/31/2024	Auto paid	23.12
Central Weld County	006075-01 MAR24	3/31/2024	Auto paid	23.12
Century Link	CenturyLink MAR24	3/31/2024	Unpaid	134.57
Drexel, Barrell & Co.	27511	3/29/2024	Unpaid	390.00
Xcel Energy	871177820	3/31/2024	Auto paid	106.98
Xcel Energy	871151705	3/31/2024	Auto paid	91.03
Xcel Energy	871146774	3/31/2024	Auto paid	210.63
Grand Total				\$ 1,048.81

Beebe Draw Farms Authority
Unpaid and Autopaid Claims 4/23/24
Second Reading

Vendor	Invoice #	Date	Payment Status	Open Balance
CLA	A176953	4/5/2024	Unpaid	\$ 10,099.31
CLA	L241202954	4/9/2024	Unpaid	5,323.28
Diversified Underground	29433	3/31/2024	Unpaid	282.00
Fossil Creek Builders	Pay App 4	11/30/2023	Unpaid	42,689.00
Icenogle Seaver Pouge	25420	3/31/2024	Unpaid	7,746.00
Independent Roofing Inc.	41236	2/9/2024	Unpaid	2,660.00
Ireland Stapleton	154564	3/31/2024	Unpaid	106.50
LaSalle Oil Co.	28527	3/31/2024	Unpaid	288.70
Ram Waste Systems	7660844V327	3/18/2024	Unpaid	175.19
United Power	N/A	3/25/2024	Auto paid	22.70
United Power	N/A	4/23/2024	Auto paid	22.70
Warehouse Supply Inc.	61187	3/3/2024	Unpaid	73.69
Warehouse Supply Inc.	61772	3/26/2024	Unpaid	78.29
Warehouse Supply Inc.	61187	3/20/2024	Unpaid	73.69
Xcel Energy	858843669	12/31/2023	Auto paid	295.67
Grand Total				\$ 69,936.72



PO Box 336897 Greeley
Office: 970-353-3527 Cell: 970-567-0798
Email: lemons HVAC@icloud.com

DATE: 2.22.24

Email: wcaldwell@wje.com

PROPOSAL SUBMITTED TO:
Pelican Lakes Ranch Clubhouse
c/o Bill Caldwell 303-883-8130

ADDRESS:
16502 Beebe Draw Pkwy
Platteville, CO 80651

WE OFFER FOR YOUR CONSIDERATION THE FOLLOWING PROPOSAL: WHICH IF ACCEPTED SHALL CONSTITUTE A BINDING CONTRACT BETWEEN LEMONS HEATING & COOLING, LLC AND THE PARTY OR PARTIES NAMED ABOVE.

Basic 1 cool- 1 heat nonprogrammable stat T4
Duct Cleaning
 * Clean all registers and grills
Service Furnace
Service Air Conditioner
 * If Furnace & AC serviced together at same time
Labor 2 installers, 2 days
All flex & Material

\$ 6,786.00

50% Down Payment of \$ 3,394.50 due upfront, Remaining 50% due upon completion.

THIS PROPOSAL IS SUBMITTED IN DUPLICATE. IF ACCEPTABLE, PLEASE SIGN IN THE SPACE PROVIDED BELOW AND RETURN ONE TO US. THE OTHER IS FOR YOUR FILES. SPECIAL ATTENTION IS CALLED TO THE TERMS AND CONDITIONS LISTED ON THE ATTACHED PAGE OF THIS CONTRACT, PLEASE INITIAL, AS THEY ARE A BINDING PART OF THIS PROPOSAL.

ACCEPTED: OWNER/CONTRACTOR
BY: _____

LEMONS HEATING & COOLING, LLC
BY: _____

DATE: _____

ATTEST: _____

[Bill Caldwell c/o Pelican Lakes Ranch Clubhouse 16502 Beebe Draw pkwy 2.22.24 MEC]

[February 22, 2024]

TERMS AND CONDITIONS

- _____ 1. **PAYMENT TERMS:** Upon completion of job and receipt of Invoice. All accounts 30 days past due will be charged finance charge of 3% per month, which is an annual percentage rate of 36%. If payment is not made when due, Lemons Heating & Cooling, LLC may employ an attorney to take any action necessary to enforce collection of the payment due. In addition, Lemons Heating & Cooling, LLC shall be entitled to recover all the costs of such actions, including attorney's fees. Furthermore, it is understood and agreed that if payments are not made when due, Lemons Heating & Cooling, LLC may refuse to proceed with the work and in no way be liable for any damages whatsoever by reason of such refusal.

- _____ 2. **PAYMENT GUARANTEES:** Lemons Heating & Cooling, LLC may at any time require payment in advance or satisfactory guarantee that invoices will be paid. If advance payment is not made or satisfactory guarantee not received, Lemons Heating & Cooling, LLC shall be released from this proposal/contract, and the owner or contractor shall pay any expenses incurred to Lemons Heating & Cooling, LLC.

- _____ 3. **PROPOSAL EXPIRATIONS AND DELAY:** This proposal may be withdrawn or modified by Lemons Heating & Cooling, LLC if not accepted within 30 days from above date. Delivery of products or performances of services herein quoted are subject to delays occasioned by circumstances beyond our control.

- _____ 4. **TAXES:** Proposals include sales and use taxes where applicable.

- _____ 5. **RELOCATION OF EXISTING UTILITIES:** If relocation of existing utilities or other modification of the terms of this proposal/contract is necessary to accommodate existing utilities, any and all costs involved will be the responsibility of the owner.

- _____ 6. **QUANTITIES:** All quantities are approximate and for bidding purposes only. Final payment will be made on actual quantities installed and by the unit price bid.

[Bill Caldwell c/o Pelican Lakes Ranch Clubhouse 16502 Beebe Draw pkwy 2.22.24 MEC]

[February 22, 2024]



PO Box 336897
Greeley, CO 80633
(O) 970-353-3527 (F) 970-356-3587
Lemonshvac@icloud.com
www.lemonsheatingandcooling.com

April 5, 2024

Pelican Lakes Ranch Clubhouse
16502 Beebe Draw Pkwy
Platteville, CO 80651

To Whom It May Concern:

Flex duct is all the runs that supply every register in the ceiling. All the strapping to tie up flex duct to get better air flow. Including all material to fix duct work that has come loose or was not properly hooked up previously, patching and fixing of holes resealing duct work properly with duct sealant.

Strapping the line set properly which is the line that provides refrigerant between coil and condenser. Re-hooking the bath fans up to the proper vent in the roof, not just lying in the insulation and all supplies to clean the system.

Any questions or concerns please feel free to contact the office at 970-353-3527.

Thank you,
Dan Alvarez
Install Manager



• **Commercial Division** •

Billing Address
 Beebe Draw Farms Authority
 8390 East Crescent Parkway
 Greenwood Village, CO 80111 USA

**Welzig Heating, Cooling & Plumbing
 Commercial Division**
 1831 Boston Avenue, Ste. D,
 Longmont, CO 80501
 (303) 678-5576

Estimate 74354866
Job 74317293
Estimate Date 4/13/2024
Customer PO

Job Address
 Pelican Ranch Club House
 16494 Beebe Draw Farms
 Parkway
 Platteville, CO 80651 USA

Estimate Details

Per System : This is for 1 Furnace Maintenance, 1 AC maintenance, & adding 1 T4 Thermostat. Duct cleaning would be quoted on site with technician once able to have eyes on the duct work.

Task #	Description	Quantity	Your Price	Your Total
FM	Furnace tune and clean 1	1.00	\$119.00	\$119.00
M AC	A/C Maintenance	1.00	\$119.00	\$119.00
-Thermostat, T4 Pro	Thermostat, T4 Pro	1.00	\$256.51	\$256.51
EXT 30	Extended area travel 30 0.4	1.00	\$30.00	\$30.00
			Potential Savings	\$38.48
			Sub-Total	\$524.51
			Total	\$524.51

Thank you for choosing Welzig Heating, Cooling & Plumbing! We appreciate your business and look forward to serving you in the future!

If you loved our technician and service today, please leave us a review on Google, Yelp, or Facebook. We really appreciate the feedback!