

BEEBE DRAW FARMS AUTHORITY

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

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Paul “Joe” Knopinski	President	June 2023
Christine Hethcock	Vice-President	June 2025
William Caldwell		June 2023
Sharon Dillon		June 2023
Lisa A. Johnson	Secretary	

DATE: July 13, 2022
TIME: 6:00 P.M.
PLACE: Hybrid Meeting:
Pelican Lake Ranch Community Info and Sales Center
16502 Beebe Draw Farms Parkway
Platteville, CO 80641

Or Microsoft Teams via link or telephonic:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Nzk5M2JhNzUtMTc0ZS00MDk1LWl3YzktNTc5MzVjODg3NGZm%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d

Dial In: 720-547-5281, Conference ID: 494 933 213#

1. ADMINISTRATIVE MATTERS
 - A. Present Disclosures and Potential Conflicts of Interest.
 - B. Approve Agenda and confirm posting of meeting notices.
 - C. Acknowledge the appointment of William (Bill) Caldwell and Sharon Dillon (Beebe Draw Farms MD No. 1) and Christine Hethcock (Beebe Draw Farms MD No. 2) to the Authority Board
 - D. Consider Appointment of Officers
 - E. FIRST READING:

1.

F. SECOND READING:

1. Consider approval of updated Employee Handbook (enclosed – 001).

G. EMERGENCY READING:

1. Consider sending Board Members to 2022 SDA Conference.

2. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Review and approve Minutes of the May 11, 2022 Regular Meeting (enclosed - 002).
2. Ratify approval of payment of claims through the period ending June 30, 2022, as follows (enclosed - 003).
Total Claims: \$47,167.00
3. Consider acceptance of July 2022 Cash Position Schedule (sent separately to BOD).
4. Ratify Structural Engineering Services Contract with WISS, JANNEY, ELSTNER ASSOCIATES, INC. (enclosed – 004).

3. PUBLIC COMMENT

A.

4. FINANCIAL MATTERS

A. Consider approval of Wipfli 2021 Audit engagement letter (enclosed – 005).

B. Acceptance of 2021 Audit Extension (enclosed – 006).

C. FIRST READING:

1. Discuss interest in serving on Budget Committee to work with staff to prepare 2023 Budget.

D. SECOND READING:

1.

E. EMERGENCY READING

1.

5. OPERATIONS & MAINTENANCE

- A. Review and Consider approval of Big Horn buildings LLC proposal regarding repairs to Gate House (enclosed – 007).
- B. Discuss additional use of maintenance facility office area by volunteers or Authority Board Members to hold individual meetings with owners for purposes of open communication with taxpayers.
- C. Discuss adding a sign to the doors at the Sales and Info Center listing names and contact information for the Authority, POA and Developer.
- D. Status of pool operations (enclosed – 008).
- E. Ratify the hiring of part-time seasonal field maintenance staff.

F. FIRST READING

1.

G. SECOND READING:

- 1. Consider approval of proposal from Association Reserve to conduct Reserve Study (enclosed -009).

H. EMERGENCY READING:

6. CAPITAL AMENITIES

A. FIRST READING:

1.

B. SECOND READING:

- 1. Review and consider approval of a proposal from Drexel Barrell & Co. for Civil Engineering and Surveying Services for proposed sidewalk improvements along Beebe Draw Farms Parkway (enclosed – 010).

C. EMERGENCY READING:

1.

7. INFRASTRUCTURE

A. Filing No. 2:

1.

B. FIRST READING:

1. Discuss increase in the water tap fees to increase the full tap from \$57,000 to \$60,000 and the budget tap from \$27,000 to \$30,000 effective September 1, 2022 (enclosed – 011).

C. SECOND READING:

1. Consider approval of Engineering Services Agreement with Wernsman Engineering and Land Development, LLC (enclosed – 012)

D. EMERGENCY READING:

1.

8. LEGAL MATTERS

A. FIRST READING:

1.

B. SECOND READING:

1. Consider approval of Improvement Acquisition, Advance, and Reimbursement Agreement with REI, LLC (enclosed - 013).

C. EMERGENCY READING:

1.

9. OTHER BUSINESS

A.

10. ADJOURNMENT:

THE NEXT REGULAR MEETING IS SCHEDULED FOR SEPTEMBER 21, 2022.