

BEEBE DRAW FARMS AUTHORITY

2001 16th Street, Ste. 1700

Denver, CO 80202

Phone: 303-779-5710

A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at
<https://beebedrawfarmsauthority.colorado.gov>

NOTICE OF REGULAR MEETING AND AGENDA

DATE: September 10, 2025

TIME: 6:00 p.m.

LOCATION: 16494 Beebe Draw Farms Parkway
Platteville, CO 80651
Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzY0OTkzZmQtNjE2MS00M2QzLTNmZDUtMGNjYTFkMmYxNzNI%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

To attend via telephone, dial 720-547-5281 and enter Conference ID: 566 511 794#

Board of Directors

Bill Caldwell
Diane Mead
Scott Edgar
Cindy Billinger

Office

President
Vice-President
Secretary
Treasurer

Term Expires

May, 2027
May, 2027
May, 2026
May, 2026

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. Update on Community Administrative Assistant position.
- E. FIRST DISCUSSION
 1. Review August 13, 2025, Special Meeting Minutes (enclosure).
 2. Discuss elimination of Community Administrative Assistant position.
- F. SECOND DISCUSSION
 1. Consider approval of July 16, 2025, Regular Meeting Minutes (enclosure).

II. CONSENT AGENDA

- A. Ratify the approval of the payment of claims (to be distributed).

III. PUBLIC COMMENT

IV. FINANCIAL MATTERS

A. FIRST DISCUSSION

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

B. SECOND DISCUSSION

- 1. Consider appointment of 2026 Budget Committee.
- 2. Consider acceptance of draft 2024 Audit (enclosure).
- 3. Consider acceptance of June 30, 2025 Unaudited Financial Statements (enclosure).

V. OPERATIONS & MAINTENANCE

A. Pool Manager Report.

B. Maintenance Manager Report.

C. FIRST DISCUSSION

- 1.

D. SECOND DISCUSSION

- 1.

VI. CAPITAL AMENITIES

A. Update on Fiber Optics project/Enhanced Internet.

B. FIRST DISCUSSION

- 1.

C. SECOND DISCUSSION

- 1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1. Consideration of Amended and Restated Improvement Acquisition and Reimbursement Agreement (BDFA-REI).

B. SECOND DISCUSSION

- 1.

VIII. LEGAL MATTERS

A. FIRST DISCUSSION

- 1.

B. SECOND DISCUSSION

1. Consider approval of variance / amendment to Resolution Regarding Water Tap Fees.

IX. MANAGER MATTERS

A. FIRST DISCUSSION

- 1.

B. SECOND DISCUSSION

- 1.

X. OTHER BUSINESS

XI. ADJOURNMENT

The next regular meeting is scheduled for October 8, 2025 at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams.