

# BEEBE DRAW FARMS AUTHORITY

2001 16<sup>th</sup> 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 SPECIAL MEETING AND AGENDA**

**DATE:** October 20, 2025

**TIME:** 6:00 p.m.

**LOCATION:** Microsoft Teams

**ACCESS:** To attend via Microsoft Teams Videoconference, use the below link:  
[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YmRiZGY4ZGUtMjY4My00YzdjLTljNDItOTM5NmM1NTNkNzll%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](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YmRiZGY4ZGUtMjY4My00YzdjLTljNDItOTM5NmM1NTNkNzll%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: 943 203 470#

### **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. FIRST DISCUSSION
  - 1.
- E. SECOND DISCUSSION
  - 1. Review September 10, 2025, 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.

**B. SECOND DISCUSSION**

1.

**V. OPERATIONS & MAINTENANCE**

**A. FIRST DISCUSSION**

1.

**B. SECOND DISCUSSION**

1. Consider approval of a service agreement with DNI Heating, AC, Refrigeration, Plumbing & Electrical for HVAC for maintenance and duct work in the amount of \$12,228.26 (enclosure).
2. Consider approval of a service agreement Big Horn buildings LLC for pillar replacements at Pool and Sales and Info Center in the amount of \$35,842.00 (enclosure).
3. Consider approval of a service agreement Independent Roofing to remove and install siding and trim at the gatehouse in the amount of \$5,250.00 (enclosure).
4. Consider approval of a service agreement Fortress Development Solutions for road grading from the end of the pavement on Beebe Draw Farms Parkway to County Road 415 in the amount of \$1,732.50 (enclosure).
5. Consider approval of a service agreement with American Eagle Garage Doors for maintenance facility garage door sealing in an amount not to exceed \$600 (enclosure).
6. Consider approval of a service agreement T. Case for 2025 paved road maintenance in the amount of \$35,000 (to be distributed).

**VI. CAPITAL AMENITIES**

**A. FIRST DISCUSSION**

1.

**B. SECOND DISCUSSION**

1.

**VII. INFRASTRUCTURE MATTERS**

**A. FIRST DISCUSSION**

1.

**B. SECOND DISCUSSION**

1. Consider acceptance of Cost Verification Report No. 7 prepared by Schedio Group LLC in the amount of \$600,345.88 (enclosure).

**VIII. LEGAL MATTERS**

**A. FIRST DISCUSSION**

1.

**B. SECOND DISCUSSION**

1. Consider approval of Board-Staff Boundaries Policy (enclosure).

**IX. MANAGER MATTERS**

**A. FIRST DISCUSSION**

1.

**B. SECOND DISCUSSION**

1.

**X. OTHER BUSINESS**

**XI. ADJOURNMENT**

**The next regular meeting is scheduled for November 12, 2025 at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams (Budget Hearing).**