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: November 12, 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_MjBjYTY1ZjMtNjczZi00N2RmLTg3OTgtOTcwYzM4OGIyZDVm%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: 938 702 872#

Board of Directors	Office	Term Expires
Bill Caldwell	President	May, 2027
Diane Mead	Vice-President	May, 2027
Scott Edgar	Secretary	May, 2026
Cindy Billinger	Treasurer	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. Review October 15, 2025, Special Meeting Minutes (enclosure).

2. Review October 20, 2025, Special Meeting Minutes (enclosure).

3. Review CliftonLarsonAllen LLP Statements of Work for 2026 (enclosure).

4. Review Property and Liability Coverage renewal for 2026. Confirm Directors Caldwell and Billinger will review (to be distributed).

5. Review workers' compensation coverage renewal (enclosure).

6. Review Administrative Matters Resolution (enclosure).

7. Review 2026 Meeting Resolution (enclosure).

E. SECOND DISCUSSION

1.

II. PUBLIC COMMENT

III. FINANCIAL MATTERS

A. FIRST DISCUSSION

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

2. Consider engagement with Wipfli to prepare the 2025 Audit.

3. Acknowledge CLA Cash Access Policy (enclosure).

B. SECOND DISCUSSION

1. Conduct Public Hearing on the proposed 2026 Authority Budget (to be distributed).

IV. OPERATIONS & MAINTENANCE

A. Maintenance Manager Report.

B. FIRST DISCUSSION

1. Discuss 2026 Amenity Fees (to be distributed).

2. Discuss recent theft and vandalism issues and access to the community.

3. Acknowledge the resignation of Crystal Clark as Pool Manager effective November 20, 2025.

4. Review proposal from Environmental Design LLC for 2026 Maintenance Services in the amount of $19,880.00 (enclosure).

5. Review proposal from Environmental Design LLC for 2026 Turf Improvements in the amount of $2,327.36 (enclosure).

6. Review proposal from Environmental Design LLC for replace gate valves in the amount of $5,186.04 (enclosure).

7. Review proposal from Environmental Design LLC for renozzle in the amount of $4,000 (enclosure).

C. SECOND DISCUSSION

1.

V. CAPITAL AMENITIES

A. Update on Fiber Optics project/Enhanced Internet.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

VI. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1.

VII. LEGAL MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1.

VIII. MANAGER MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1.

IX. OTHER BUSINESS

A.

X. EXECUTIVE SESSION 24-6-402(4)(b) C.R.S. TO RECEIVE LEGAL ADVICE RELATED TO THE LAND TRANSFER DISPUTE.

A. Post executive session direction (if any).

XI. ADJOURNMENT

The next regular meeting is scheduled for December 12, 2025 at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams.