

BEEBE DRAW FARMS AUTHORITY

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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: November 13, 2024

TIME: 7:00 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_ZjE4MGQ5YzgtMDVhNi00YzVjLTkzYTctMmEwZWU5MGExOTJk%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: 991 383 013#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Bill Caldwell	President	May, 2025
Diane Mead	Vice-President	May, 2025
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 9, 2024 Special Meeting Minutes (enclosure).
 2. Consider creating and posting District Transparency Notice similar to Section 32-1-809, C.R.S.
 3. Review CliftonLarsonAllen LLP Statements of Work for 2025.
 4. Review Property and Liability Coverage renewal for 2025. Establish a committee to review the property schedule (to be distributed).

5. Review workers' compensation coverage renewal (enclosure).
6. Review Resolution No. 2024-11-__ Regarding 2025 Annual Administrative Matters (enclosure).
7. Review Resolution No. 2024-11-__ Regarding 2025 Meeting Resolution (enclosure).
8. Review Resolution No. 2024-11-__ Second Amendment to Amended and Restated Public Records Policy Resolution (enclosure).

E. SECOND DISCUSSION

1. Consider approval of September 18, 2024 Special 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).
2. Consider engagement with Wipfli to prepare the 2024 Audit (enclosure).

B. SECOND DISCUSSION

1. Acknowledge receipt of the 2025 draft budgets from Beebe Draw Farms Metropolitan District Nos. 1 & 2. Conduct Public Hearing on the proposed 2025 Authority Budget (enclosure).

V. OPERATIONS & MAINTENANCE

A. FIRST DISCUSSION

1. Discuss current policy regarding maintenance crew access to Sales and Info. Center for cleaning purposes and discuss possible amendments.
2. Discuss 2025 Amenity Fees (enclosure).

B. SECOND DISCUSSION

- 1.

VI. CAPITAL AMENITIES

- A. Update on Fiber Optics project.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1. Discuss Drexel, Barrell & Co. proposal for potholing in the amount of \$1.180.00 (enclosure).

B. SECOND DISCUSSION

1.

VIII. LEGAL MATTERS

A. Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice from general legal counsel.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1. Consider approval of policy regarding resident communication (enclosure).

IX. MANAGER MATTERS

A. FIRST DISCUSSION

1. Review and consider authorization of website compliance coordinator to obtain a proposal for remediation services for statutorily required documents and authorize Board member to work with staff on proposal.

B. SECOND DISCUSSION

1. Designate website compliance coordinator.

X. OTHER BUSINESS

XI. ADJOURNMENT

The next regular meeting is scheduled for December 11, 2024 at 6:00 p.m. via Microsoft Teams.