

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 REGULAR MEETING AND AGENDA

DATE: December 11, 2024

TIME: 6:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzg4YTk1YWEtZTk0Mi00Y2UzLWI5YWItMTZkMTY2YzQ0ZGJk%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: 293 320 960#

<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 November 13, 2024 Special Meeting Minutes (enclosure).
- E. SECOND DISCUSSION
 1. Consider approval of October 9, 2024 Special Meeting Minutes (enclosure).
 2. Determine to not prepare Transparency Notice similar to Section 32-1-809, C.R.S.
 3. Consider approval of CliftonLarsonAllen LLP Statements of Work for management and accounting services for 2025.

4. Consider approval of Property and Liability Coverage renewal for 2025. Establish a committee to review the property schedule (enclosure).
5. Consider approval of workers' compensation coverage renewal (enclosure).
6. Consider adoption of Resolution No. 2024-12-__ Regarding 2025 Annual Administrative Matters (enclosure).
7. Consider adoption of Resolution No. 2024-12-__ Regarding 2025 Meeting Resolution (enclosure).
8. Consider adoption of Resolution No. 2024-12-__ Second Amendment to Amended and Restated Public Records Policy Resolution (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. Continued public hearing on the proposed 2025 Budget. Consider adoption of resolution to adopt the 2025 budget and appropriate sums of money (to be distributed).
2. Approve engagement with Wipfli to prepare the 2024 Audit (enclosure).

V. OPERATIONS & MAINTENANCE

A. FIRST DISCUSSION

- 1.

B. SECOND DISCUSSION

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

VI. CAPITAL AMENITIES

- A. Update on Fiber Optics project.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

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

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.

IX. MANAGER MATTERS

A. FIRST DISCUSSION

1.

B. SECOND 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.

X. OTHER BUSINESS

XI. ADJOURNMENT

Informational Enclosure:

2025 billing rates for Icenogle Seaver Pogue PC (enclosure).

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