

**BEEBE DRAW FARMS AUTHORITY**

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A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at [www.colorado.gov/beebedrawfarms](http://www.colorado.gov/beebedrawfarms)

**NOTICE OF REGULAR MEETING AND AGENDA**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term Expires:</u>
Paul “Joe” Knopinski	President	June 2023
Christine Hethcock	Vice-President	June 2022
Michael Welch	Treasurer	June 2023
Eric Wernsman	Assistant Secretary	June 2022
Lisa A. Johnson	Secretary	

DATE: May 11, 2022

TIME: 6:00 P.M.

PLACE: Hybrid Meeting:

Pelican Lake Ranch Community Info and Sales Center  
16502 Beebe Draw Farms Parkway  
Platteville, CO 80641

Or Microsoft Teams via link or telephonic:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_OWQ4OWlwOTctMTY4NC00NDdlLWJmNTAtNjMyODFiNjU4OGUz%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_OWQ4OWlwOTctMTY4NC00NDdlLWJmNTAtNjMyODFiNjU4OGUz%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%22d42bab28-fbd8-4e65-a395-965cf9ef152f%22%7d)

**Dial In:** 720-547-5281, Conference ID: 513 795 52#

1. ADMINISTRATIVE MATTERS
  - A. Present Disclosures and Potential Conflicts of Interest.
  - B. Approve Agenda and confirm posting of meeting notices.
  - C. Results of May Elections in Beebe Draw Farms Metropolitan District No. 1 and No. 2.
  - D. Brief discussion on structure of Authority and relation to Beebe Draw Farms Metropolitan District No. 1 and No. 2.

E. FIRST READING:

1. Review updated Employee Handbook (enclosed -001)

F. SECOND READING:

- 1.

G. EMERGENCY READING:

- 1.

2. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

1. Review and approve Minutes of the March 14, 2022 Regular and March 9, 2022 Special Meeting (enclosed 002, 003).
2. Ratify approval of payment of claims through the period ending March 31, 2022, as follows (enclosed - 004).  
Total Claims: \$65,605.18
3. Consider approval of the Cash Position for the period April 30, 2022 (sent to BOD separately).
4. Ratify Engagement with Coan, Payton & Payne, LLC for Legal Services (enclosed – 005, 006)
5. Ratify approval of a service agreement with CEM Sales & Service Inc. for pool maintenance services (enclosed - 007).
6. Ratify the purchase and monthly fees related to Starlink Internet Service at the Maintenance Facility.

3. PUBLIC COMMENT

- A.

4. FINANCIAL MATTERS

A. FIRST READING:

1. Discuss Proposal from Association Reserves to Prepare a Reserve Analysis (enclosed – 008, 009)

B. SECOND READING:

1. Consider approval of 2022 Amenity Fee Resolution (enclosed -010).

C. EMERGENCY READING

- 1.

5. OPERATIONS & MAINTENANCE

A. Discuss 2022 Pool staffing and services.

B. Discuss Facility and Maintenance staffing.

C. Discuss need for updates to insurance property schedule.

D. Review and consider approval of Property Owner's Association summer events schedule related to Authority amenities usage (enclosed - 011).

E. Discuss repairs to Gate House and walking bridge at Lake Christina.

F. Discuss proposal to install speed tables (enclosed – 012).

G. FIRST READING

1. Discuss request from Property Owner's Association to share the cost of purchasing a roadside radar machine for an amount not to exceed \$3,500 (enclosed - 013).

2. Discuss proposal related to swimming pool resurfacing (enclosed – 014).

H. SECOND READING:

1. Discuss information received from Mr. Farrell related to fiber optics/internet service from Telos Online (enclosed – 015, 016).

I. EMERGENCY READING:

6. CAPITAL AMENITIES

A. FIRST READING:

- 1.

B. SECOND READING:

1. Updates of research regarding the installation of a Trail along Beebe Draw Farms Parkway.

C. EMERGENCY READING:

1.

7. INFRASTRUCTURE

A. Filing No. 2:

1.

B. FIRST READING:

1. Review proposals for engineering services (publication occurred on 4/27/2022) (to be distributed).

C. SECOND READING:

1.

D. EMERGENCY READING:

1. Discuss and consider approval of the purchase of 30 shares of C-BT water in the amount of \$61,000 per share.

8. LEGAL MATTERS

A. Consider approval of Improvement Acquisition, Advance, and Reimbursement Agreement with REI, LLC (to be distributed).

B. FIRST READING:

1.

C. SECOND READING:

1.

D. EMERGENCY READING:

1.

9. OTHER BUSINESS

A.

10. ADJOURNMENT:

**THE NEXT REGULAR MEETING IS SCHEDULED FOR JULY 13, 2022.**