

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
October 13, 2021**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Beebe Draw Farms Authority (referred to hereafter as the “Authority”) was convened on Wednesday, the 13th day of October, 2021, at 5:00 P.M. This meeting was held via Microsoft TEAMS. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Paul “Joe” Knopinski
Christine Hethcock
Michael Welch
Eric Wernsman

The Directors in attendance confirmed their qualifications to serve.

Also In Attendance Were:

Lisa Johnson & Rebecca Mannie; CliftonLarsonAllen LLP
Alan Pogue, Esq. Michelle Ferguson.: Icenogle, Seaver, Pogue, P.C.
Michelle Ferguson; Ireland Stapleton
Diane Wheeler; Simmons & Wheeler, P.C.

Kim Coleman, Bill Caldwell, Tina Wernsman, Cindy Key, Nathan & Crystal Clark, Ed Farrell, Linda Black, Linda Cox, Ted Burke, Melanie Briggs, Jkamka, Kent and Brenda Lewis, Bret Pachello, Ryan, Webbs and Carol Satersmoen; Members of the Public

ADMINISTRATIVE
MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State.

Ms. Johnson noted that a quorum was present and requested members of the Board disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. It was noted that Directors Welch, Wernsman, Hethcock, and Knopinski’s Disclosure Statements have been filed.

Agenda, Confirmation of Notice Posting: Ms. Johnson distributed for the

Board's review and approval a proposed agenda for the Authority's special meeting.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried, the agenda was approved as presented. Ms. Johnson noted meeting notices were posted as required.

Executive Session pursuant to C.R.S. 24-6-402(4)(b) to receive advice of legal counsel as to personnel matters and citizen complaints and strategy for proceeding: Attorney Pogue provided general guidelines regarding an Executive Session related to personnel issues. Attorney Ferguson also provided additional guidelines regarding Executive Session related to personnel matters.

President Knopinski questioned the process the Board has in personnel matter issues. Attorney Ferguson provided comments that this will also be discussed in the Executive Session.

Upon a motion duly made by President Knopinski, seconded by Director Wernsman and, upon vote, unanimously carried, the Board entered into Executive Session at 5:25 p.m.

Upon a motion duly made by President Knopinski, seconded by Director Wernsman and, upon vote, unanimously carried, the Board adjourned out of Executive Session at 6:00 p.m.

No action was taken.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

CONSENT AGENDA

The Board considered the following actions:

- Minutes of the August 18, 2021 Special Meeting.
- Ratify payment of claims through the period ending September 30, 2021 as follows: \$13,910.14.
- Unaudited Financial Statements for the period ending August 31, 2021.

Following discussion, upon motion duly made by Director Wernsman, seconded by Director Welch and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda as presented.

Public Comment: Ms. Key addressed the Board and proposed the installation of one-way signs at the Sales and Information Center/Pool. She also proposed lowering the speed limit in the community to 25 mph. Lastly, she commented on concerns related to the crack seal work.

Mr. Farrell asked the Board if there were any plans to explore bringing fiber optic service to the community. He stated he is willing to serve on a committee to endorse this suggestion. Director Hethcock volunteered to work with Mr. Farrell on organizing a committee to research the fiber optic service.

Ms. Black addressed the Board on remediation efforts on the Authority property as well as private lots. She also expressed concern about the length of time it has taken the Authority to resolve the drainage issue with the Coleman's.

Ms. Lewis echoed concerns regarding the high speed on the roads as well as the concern related to remediation efforts on public and private property. She then shared that Rise Broadband has communicated to her their interest in bringing fiber optic service to the community.

Ms. Cox addressed the Board regarding road maintenance and commented that the sand on the shoulder of the roads is not being maintained. She asked if there was any progress on an expanded Community Center. Lastly, she provided some history on the one-way access at the Sales and Information Center/Pool.

Mr. Caldwell shared comments from residents that were not able to attend the meeting. He first shared that there is interest in resurrecting a monthly community poker night at the Sales and Information Center. He shared concerns regarding the need to keep non-motorized vehicles off the streets, and the high-speed traffic along Beebe Draw Farms Parkway. Mr. Caldwell commented on the trash being left at construction sites. He also asked about the status of the bridge project and the Coleman's drainage issue.

Director Wernsman left the meeting at this time.

None.

FINANCIAL
MATTERS

FIRST READING:

1. **Acknowledge receipt of 2022 draft budgets from Beebe Draw Farms Metro District Nos. 1-2. Review 2022 draft budget and confirm date to hold public hearing to consider adoption of 2022 budget for November 10, 2021:** Ms. Wheeler and Ms. Johnson presented the draft 2022 Budgets to the Board. The Board ensued discussion. The public asked questions that were addressed. It was noted that the Board will take action on the 2022 Budget at the Public Hearing to be held at the

November Board Meeting.

SECOND READING: None.

EMERGENCY READING: None.

OPERATIONS AND MAINTENANCE

Update on lock replacements at the Sales and Information Center: Ms. Johnson reported that Greeley Lock and Key is scheduled to replace the locks at the Sales and Information Center on October 14th, and REI has agreed to fund the expense.

End of year pool report and recommendations: Ryan with River Rock Resurfacing addressed his proposal regarding rubber resurfacing of the pool as well as a pathway along Beebe Draw Farms Parkway. The Board reviewed the information and asked several questions. The Board reviewed the two quotes regarding pool resurfacing and asked Ryan to provide references of where this product has been previously used successfully in other pools. Ryan stated he will provide that information along with photos and report back to the Board.

Ms. Clark presented the remaining portions of her report to the Board.

FIRST READING:

1. **Authority consent (as successor in interest to the Districts) to the Amended and Restated Declaration:** Attorney Pogue presented the Amended and Restated Declaration with the Board and stated this is a request from the Property Owner’s Association (“POA”). The request is that the Authority provide its consent to these Amended and Restated Declarations of Covenants. Director Hethcock commented that she would like to see the document updated to reflect the Authority rather than the Districts. Ms. Satersmoen commented that the POA ballots have already gone out, but she will discuss the recommended changes with the POA Board for future revisions.

SECOND READING: None.

EMERGENCY READING: None.

CAPITAL AMENITIES

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

INFRASTRUCTURE
MATTERS

Filing No. 1: None.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING:

1. **Professional Service Agreement with Acklam, Inc. for general professional land surveying services related to Pelican Lakes Ranch Filing 2:** Following review, upon a motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried with support from Director Welch, the Board approved Professional Service Agreement with Acklam, Inc. for general professional land surveying services related to Pelican Lakes Ranch Filing 2.

2. **Professional Services Agreement with Delich Associates for traffic engineering services related to Filing2:** Following review, upon a motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried with support from Director Welch, the Board approved Professional Services Agreement with Delich Associates for traffic engineering services related to Filing 2, subject to an acceptable Scope of Work and rate scheduled. Director Welch supported the approval.

LEGAL MATTERS

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, President Knopinski adjourned the meeting at 8:09 p.m.

Respectfully submitted,

By _____
 DocuSigned by:
Michael Welch
 53D391F25225448...
 Secretary for the Meeting