

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MARCH 9, 2022**

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 9th day of March 2022, at 6:00 P.M. This meeting was held via Microsoft TEAMS and at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, CO 80641. 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; CliftonLarsonAllen LLP
Anna Wool; Icenogle Seaver Pogue, P.C.

William Caldwell & Todd Sundeen; Beebe Draw Farms Metropolitan District No.1 Board Members

Tina Wernsman, Crystal Clark, Ed & Mary Jo Farrell, Brenda Lewis, Dave Miller, Melanie Briggs, Patrick Powers, Steven Street, Steve Bell, Scott Yakel, Ethan Peer, Kelly Dietman, Kambria TeWinkle, Ed Herman, Judy Tunis, Sharon Dillon, Carol Satersmoen, John & Kim Coleman, and Kurt Thomas; other 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 amended. Ms. Johnson noted meeting notices were posted as required.

Status of May Elections for Beebe Draw Farms Metropolitan District No. 1 and No. 2: Ms. Johnson provided an update on the May elections for Beebe Draw Farms Metropolitan District No. 1 and No. 2.

FIRST READING:

1. None.

SECOND READING:

1. **Consider Approval of Proposal from Employer's Council for HR Services:** Ms. Johnson presented the proposal and analysis with the Board. Following review and discussion, upon a motion duly made by Director Wernsman, seconded by President Knopinski and, upon vote, unanimously carried, the Board approved the proposal for a Core Membership from Employer's Council for HR Services as presented.

EMERGENCY READING: None.

CONSENT AGENDA

The Board considered the following items and actions:

- Minutes of the January 12, 2022 Regular Meeting.
- Ratify payment of claims through the period ending February 28, 2022 as follows: \$94,348.41
- Unaudited Financial Statements for the period ending December 31, 2021 and January 31, 2022.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Wernsman and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda with the exception of the December 31, 2021 Unaudited Financial Statements which were deferred to the next meeting.

Public Comment: Mr. Caldwell addressed the Board with the following questions/comments:

1. He asked about which fund pays for landscape maintenance. Director Hethcock responded that the General Fund/Operations and Maintenance pays for landscape maintenance needs.
2. He inquired why the utility costs are high in 2021. Ms. Johnson replied that she will research and get back to him.
3. He asked about the claims list and what services were provided related to the payments to various contractors including Acklam Inc. and Icenogle Seaver Pogue. Director Wernsman and Ms. Johnson responded.
4. He inquired the total cost of the bridge. Ms. Johnson will obtain that information from the accountant and provide to Mr. Caldwell.
5. He asked President Knopinski to summarize the responsibilities of Districts and the Authority for the benefit of new homeowners attending the meeting. President Knopinski and Director Hethcock responded.

Scott Yakel addressed the Board regarding concerns about speeding vehicles along Beebe Draw Farms Parkway. He suggested installing speed tables in the road and explained the difference between those and speed bumps/humps. Director Wernsman will look into this.

Steven Street addressed the Board and commented that Crystal Clark was the most responsible pool manager he has experienced over the years he has lived in the community. He also agreed that there is a need to mitigate speeding issues along Beebe Draw Farms Parkway.

Crystal Clark addressed the Board regarding the annual tree planting event scheduled for May 14th and asked if the Authority staff could attend the event to operate the UTV to assist with the project. Director Wernsman mentioned that Ken Rose volunteered to help with this project. Ms. Clark then commented on the recent financial statements. She reported that she has identified discrepancies and has contacted Simmons & Wheeler regarding this but has not received a response. Ms. Johnson suggested a call with Ms. Wheeler, Director Hethcock, Ms. Clark and herself to address the concern. The Board agreed and directed Ms. Johnson to schedule the call. She then asked who the person was that withdrew from the District No. 1 election. Ms. Johnson responded it was Brenda Lewis. Ms. Clark then thanked Ms. Lewis for withdrawing to allow the election to be canceled and the District to save money.

Todd Sundeen addressed the Board regarding the status of the sidewalk along Beebe Draw Farms Parkway. Ms. Johnson mentioned this will be discussed later in the meeting. He then asked if maintenance staff can identify and replace missing posts along the equestrian trail. Director Wernsman responded that there are challenges doing this, but will work with the maintenance team to see

if this can be accomplished.

Brenda Lewis thanked Crystal Clark for the gratitude she shared earlier in the meeting regarding her withdrawal from the District No. 1 election to save the costs of an election.

Ken Lewis and others commented on their concerns with the estimated cost of \$15,000 to \$20,000 to hold the District No. 1 election. Ms. Johnson explained the services required to run an election.

FINANCIAL
MATTERS

Approval of Master Services Agreement and Statements of Work from CLA for Accounting Services: Ms. Johnson reviewed the accounting services statement of work with the Board. She noted that the Master Services Agreement that was included in the Board packet also included the Statement of Work for Management Services as well. Following review, upon a motion duly made by Director Hethcock, seconded by President Knopinski and, upon vote, with Director Welch abstaining, the Board approved the CLA Master Services Agreement and Statements of Work for Management and Accounting Services, subject to approval by Districts Nos. 1 and 2 of this proposal.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

OPERATIONS AND
MAINTENANCE

Fiber Optics Discussion: Mr. Farrell presented the information he has gathered related to offering fiber optics to the community in the future. Director Wernsman will work with Mr. Farrell to provide the information needed to submit an application to the vendor.

Discuss Maintenance and Pool Manager Positions for 2022: The Board discussed the need for a seasonal maintenance staff and a pool manager and directed staff to advertise for the maintenance seasonal position and pool manager.

FIRST READING:

1. **Discuss revisions to fees related to use of amenities:** Ms. Johnson presented the proposed fees for use of the amenities for 2022. The Board discussed the proposed fees and will consider approval at the next meeting in May.

SECOND READING: None.

EMERGENCY READING: None.

**CAPITAL
AMENITIES**

FIRST READING:

1. **Trail Along Beebe Draw Farms Parkway:** Director Wernsman presented the following information: Bid for asphalt pavement bid at \$100,000; bid for crusher fines trail at \$91,000; and bid for concrete at \$315,000. He noted that none of the bids include design or engineer costs estimated at \$20,000.

The Board and community members discussed the information presented. Mr. Powers and Mr. Caldwell volunteered to establish a committee to investigate further adding this trail along the Parkway.

SECOND READING: None.

EMERGENCY READING: None.

**INFRASTRUCTURE
MATTERS**

Filing No. 2: None.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

LEGAL MATTERS

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., to receive a legal advice from special counsel and general counsel related to contractual disputes with the Farmers Reservoir and Irrigation Company: Not needed.

FIRST READING: None

SECOND READING: None.

EMERGENCY READING: None.

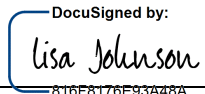
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, President Knopinski adjourned the meeting at 8:24 p.m.

Respectfully submitted,

By  Secretary for the Meeting
DocuSigned by:
Lisa Johnson
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