

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MAY 12, 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 12th day of May, 2021, at 6:00 P.M. Due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic, the meeting was held via Microsoft TEAMS Meeting. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Paul “Joe” Knopinski
Christine Hethcock
Josh Freeman
Eric Wernsman

The Directors in attendance confirmed their qualifications to serve.

Also In Attendance Were:

Lisa Johnson & Rebecca Gianarkis; CliftonLarsonAllen LLP

Alan Pogue, Esq.: Icenogle, Seaver, Pogue, P.C.

William “Bill” Caldwell, Mike Welch and Todd Sundeen; Beebe Draw Farms Metropolitan District No. 1 Board Members

Bill Flynn; Simmons & Wheeler, P.C.

Tina Wernsman, Carol Satersmoen, Johni Skalak, Shawn Flanagan, Nathan & Crystal Clark, Deborah Rue, Ryan Kazee, Steve Street and Kim Coleman; 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 Freeman, 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 Wernsman and, upon vote, unanimously carried, the agenda was approved as amended. Ms. Johnson noted meeting notices were posted as required.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the November 11, 2020 and December 2, 2020 Special Meetings.
- Ratify approval of the payment of claims through the period ending April 30, 2021 as follows:

General Fund:	\$ 200,808.89
Infrastructure Fund	\$ 147,115.50
Amenities Fund	\$ <u>-0-</u>
Total:	\$ 347,924.39
Amended to:	\$541,699.99

- Consider approval of the Unaudited Financial Statements for the period ending December 31, 2020.
- Ratify approval of Pool Agreement with Peak One Pool and Spa, LLC.
- Ratify agreement with Acklam Inc. regarding Partial Topographic and Existing Conditions Survey.
- Approval of Professional Services Agreement with Schedio Group LLV for Cost Verification Services in an amount not to exceed \$10,000.
- Ratify approval of Change Order with Contech Engineered Solutions for anchor bolts in an amount not to exceed \$942.
- Approve Resolution No. 2021-05-01 Amended and Restated Public Records Policy.

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 as amended.

Public Comment: Ms. Satersmoen addressed the Board regarding a request that was made to the POA from residents to have the POA purchase paddleboards, kayaks and innertubes for reservation and use by residents at Lake Christina. The POA would consider gifting the watercraft items to the Authority if the Authority is interested, and can take on the responsibility of reservations, maintenance, etc.

The Board discussed the request and was generally in favor of the request. They determined more discussion is needed related to the reservation system, storage, insurance, etc.

Mr. Flanagan addressed the Board regarding a request to install vending machines at the pool and mail room. He would provide the machines if the Authority would cover the electrical costs. Directors Wernsman and Freeman were not in favor of the Authority paying the electrical costs associated with the request. Ms. Johnson asked Mr. Flanagan to prepare a written proposal of this request including the device that would measure electrical use and present to the Board for consideration at a future meeting.

Ms. Clark shared that she recently attended the Developer's meeting and asked if the Authority Board would be interested in purchasing lots from the Developer to dedicate to open space. She has completed some preliminary research regarding grant opportunities for open space purchase. Director Hethcock indicated she is not interested in selling any lots to the Authority for open space purposes at this time.

Ms. Wernsman addressed the Board regarding a request she received from a resident to hold an event in the community ("Pelican Lake Days") whereby vendors and food trucks could participate and offer their items to residents. If successful, the event could become an annual event. Ms. Johnson asked Ms. Wernsman to have the resident provide a written request to the Authority including details of the event requested, etc. for consideration by the Board at a future meeting.

Ms. Johnson then addressed the public in attendance and thanked them for the creative ideas shared at the meeting. She asked that requests such as those shared should be made in writing and sent to her for staff review prior to consideration by the Board.

**FINANCIAL
MATTERS**

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

OPERATIONS AND MAINTENANCE

Status of 2021 Pool Season: Ms. Johnson reported that Crystal Clark has been hired as the 2021 Pool Manager. Ms. Clark is working to fill the assistant positions. The pool is scheduled to open on Memorial Day weekend with no restrictions, and she and her staff will follow all the County and Center for Disease Control guidelines related to COVID-19. Memberships will be charged for 2021, and Ms. Clark will be communicating these details to others in the community very soon. She also purchased a domain name for staff emails that the Authority will own and utilize going forward.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING:

- **Review and consider approval of 2021 fees and associated Resolution:** Director Hethcock presented her suggested revisions to the current fee schedule. Attorney Pogue asked clarifying questions. The Board discussed the recommendations. Upon a motion duly made by Director Wernsman, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved the 2021 fees and associated Resolution as discussed and amended.
- **Discuss Fishing Committee Recommendations related to Rules and Guidelines and Consider Approval of same:** Director Hethcock presented a draft set of Rules and Guidelines related to fishing at Lake Christina. She is working with a committee of residents to finalize the recommendations and will present at a future meeting.

CAPITAL AMENITIES

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

INFRASTRUCTURE MATTERS

Filing No. 2: Director Hethcock provided a brief update on the status of development in Filing 2.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING: None.

SECOND READING: None.

