

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
AUGUST 17, 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 17th day of August 2022, at 6:00 P.M. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Christine Hethcock
William Caldwell
Sharon Dillon

The Directors in attendance confirmed their qualifications to serve. President Knopinski was absent and excused.

Also In Attendance Were:

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP
Alan Pogue; Icenogle Seaver Pogue, P.C.
Eric Wernsman, Brenda Lewis and Catrena Rosentreader (Beebe Draw Farms MD No. 1)
Diane Mead (Beebe Draw Farms MD No. 2)

Tina Wernsman, Crystal Clark, Ed & Mary Jo Farrell, Kent Lewis, Melanie Briggs, Carol Satersmoen, Judi Tunis, Kim Coleman, Jim McNally with Telos, Linda Cox and 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 Caldwell, Dillon, 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 Director Caldwell, seconded by Director Hethcock and, upon vote, unanimously carried, the agenda was approved as submitted. The Board acknowledged Diane Mead serving as the District No. 2 alternate for Mr. Knopinski. 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 items and actions:

- Minutes of the July 13, 2022 Regular Meeting.

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

**PUBLIC
COMMENT**

None.

**FINANCIAL
MATTERS**

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

**OPERATIONS AND
MAINTENANCE**

Ms. Clark gave a brief report to the Board and stated she would like to close the pool on September 11, 2022. She presented the agenda for end of the season festivities planned with the POA. She noted she would like to have the doggie day swim on September 11th. She informed the Board that CEM will winterize the pool on Friday, September 23rd.

Following discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the closing of the pool on September 11th for the doggie day swim and the winterizing of the pool on September 23rd.

Continued discussion on fiber optics research, cost and community interest: Attorney Pogue presented an update on the tasks performed by staff since the last meeting. He confirmed that District 1 and District 2 would need to hold an election to authorize the power to provide these services pursuant to State law.

Director Caldwell is supportive of moving this along.

Mr. Farrell reported that he has 61 committed residents to the fiber optics service to-date. He feels that the Authority Board should communicate its interest in moving this along.

Director Dillon communicated that she has made contact with the POA and asked if it would be interested in participating.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

CAPITAL
AMENITIES

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

INFRASTRUCTURE
MATTERS

Filing No. 2:

1. **Presentation from REI regarding new partnership:** Director Hethcock reported that FRICO has created a new partnership with REI and FRICO has a majority interest in REI now.

The public asked if Director Hethcock will remain as the manager of the development and how this partnership will affect the membership of the District No. 2 Board. Director Hethcock stated she will remain the manager for the time being and she has no information at this time if the District No. 2 Board membership will change in any way.

FIRST READING: None.

SECOND READING:

1. **Consider Adoption of Resolution No. 2022-08-01, Beebe Draw Farms Authority Resolution to Increase Water Tap Fees:** Ms. Johnson presented the resolution to the Board and Director Caldwell noted that the amount paid for the tap fees does not constitute a profit for the developer. It was noted that the Authority pays for the water shares and imposes and collects the water tap fee (not the developer).

Following discussion, upon a motion duly made by Director Hethcock, seconded by Director Mead and, upon vote, unanimously carried, and Directors Caldwell and Dillon supporting, the Board adopted Resolution No. 2022-08-01, Beebe Draw Farms Authority Resolution to

Increase Water Tap Fees as presented.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING: None

SECOND READING: None.

EMERGENCY READING: None.

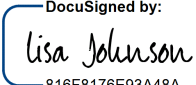
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board adjourned the meeting at 6:44 p.m.

Respectfully submitted,

By  _____
Secretary for the Meeting