

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY  
HELD  
August 18, 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 18<sup>th</sup> day of August, 2021, at 6:00 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 Gianarkis; CliftonLarsonAllen LLP  
Alan Pogue, Esq.: Icenogle, Seaver, Pogue, P.C.  
Bill Flynn; Simmons & Wheeler, P.C.

Tina Wernsman, Cindy Key, Nathan & Crystal Clark, Amos Kelly, Kent & Brenda Lewis, Stephanie Whhelihan 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 Wernsman and, upon vote, unanimously carried, the agenda was approved as presented. Ms. Johnson noted meeting notices were posted as required.

**FIRST READING:**

1.

**SECOND READING:**

1. **Consider sending three Board members to the 2021 SDA Annual Conference:** Following discussion, upon a motion duly made by Director Wernsman, seconded by President Knopinski and, upon vote, unanimously carried the Board approved sending two Board members to the SDA conference.

**EMERGENCY READING:** None.

**CONSENT AGENDA**

The Board considered the following actions:

- Minutes of the July 14, 2021 Special Meeting.
- Ratify payment of claims through the period ending July 31, 2021 as follows: \$35,691.08
- Unaudited Financial Statements for the period ending June 30, 2021

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

**Public Comment:** Ms. Satersmoen addressed the Board as a POA member and discussed a few events that the POA is considering that may affect the Authority Board or it's property. The Board is in support of the clean-up day scheduled in September, and confirmed that any items that are not acceptable will be hauled off by the POA, and the Authority's property will be left as it was found.

Ms. Wernsman inquired about an offer she made to the POA regarding the clean-up day, and stated she has not received a response. Ms. Satersmoen responded with an apology that no one has responded to her yet.

**FINANCIAL MATTERS**

None.

**FIRST READING:** None.

**SECOND READING:**

1. **Approval of increase to the water tap fee and adoption of Resolution 2021-08-01 as follows: 1/2 water tap (budget) fee to \$27,000 and full water tap fee to \$57,000:** Director Hethcock presented the need for the increase to the Board. Following review and discussion, upon a motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, Directors Hethcock, President Knopinski and Director Wernsman moved the motion to increase water fees with Director Welch voting against the increase.

**EMERGENCY READING:** None.

**OPERATIONS AND MAINTENANCE**

**Proposal from Greeley Lock & Key regarding new locks and keys for Sales and Information Center:** Ms. Johnson presented the proposal to the Board. Discussion ensued. Ms. Clark suggested the Board consider the Kantech system as an option. Ms. Wernsman questioned the usefulness of Kantech system as she had been provided with feedback that the system may not have worked as recently programmed. Ms. Clark addressed the issues this year regarding a particular employee use of the system. Directors Wernsman and Welch stated their support obtaining a proposal from Kantech, and the Board noted they will re-visit the system once this proposal is received.

**Pool Closing Date for 2021:** Ms. Clark provided a pool report to the Board with a suggested closing date of one week past Labor Day. She is suggesting an end-of-year event in conjunction with the POA. Ms. Clark also asked if the Board would be interested in a moonlight swim and doggie swim day.

Following discussion, upon a motion duly made by Director Welch, seconded by Director Wernsman and, upon vote, unanimously carried, the Board approved the closure date of the pool for September 12<sup>th</sup>, and the support for the end-of-year events presented by Ms. Clark for a moonlight swim and doggie swim day.

**Replacement of resident mailbox keys and consider charging fee to replace:** Following discussion, upon a motion duly made by Director Wernsman, seconded by Director Welch and, upon vote, unanimously carried, the Board approved to impose fees of \$50 to replace mailbox keys.

**FIRST READING:** None.

**SECOND READING:** None.

**EMERGENCY READING:** None.

**FIRST READING:**

1. **Discuss construction of walking path along Beebe Draw Parkway and review of proposals:** Ms. Johnson presented a proposal for the

**CAPITAL AMENITIES**

installation of a river rock (rubber) surfacing pathway along the Beebe Draw Farms Parkway to the Board. The proposal is from River Rock Resurfacing in the amount of \$222,560.00. Ms. Johnson will forward along to the Board for review. Director Hethcock will have an estimate prepared for asphalt path for comparisons. The Board plans to consider these at the October meeting.

**SECOND READING:** None.

**EMERGENCY READING:** None.

**INFRASTRUCTURE MATTERS**

**Filing No. 1:** None.

**FIRST READING:** None.

**SECOND READING:** None.

**EMERGENCY READING:**

1. **Purchase of 25 C-BT shares from Central Weld County Water District:** Upon a motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved to purchase up to \$60,000 per share of C-BT water shares from CWCWD.

**LEGAL MATTERS**

**FIRST READING:** None.

**SECOND READING:** None.

**EMERGENCY READING:** None.

**OTHER BUSINESS**

**Cancellation of September 8, 2021 Board Meeting:** Upon a motion duly made by Director Welch, seconded by Director Wernsman and, upon vote, unanimously carried, the Board approved to cancel the September 8, 2021 Board meeting.

**ADJOURNMENT**

There being no further business to come before the Board at this time, upon a motion duly made by Director Wernsman, seconded by Director Welch and, upon vote, unanimously carried, the meeting was adjourned at 7:27 p.m.

Respectfully submitted,

By \_\_\_\_\_  
 Secretary for the Meeting

DocuSigned by:  
*Lisa Johnson*  
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