

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY  
HELD  
SEPTEMBER 19, 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 Monday, the 19<sup>th</sup> day of September 2022, at 6:00 P.M. The meeting was open to the public.

**ATTENDANCE**

**Directors In Attendance Were:**

Paul “Joe” Knopinski  
William Caldwell  
Sharon Dillon  
Diane Mead

**Also In Attendance Were:**

Lisa Johnson, Shauna D’Amato and Terri Boroviak; CliftonLarsonAllen LLP  
Alan Pogue; Icenogle Seaver Pogue, P.C.

Eric Wernsman, Catrena Rosentreader and Brenda Lewis (Beebe Draw Farms MD No. 1)  
Christine Hethcock (Beebe Draw Farms MD No. 2)

Tina Wernsman, Crystal Clark, Ed & Mary Jo Farrell, Melanie Briggs, Carol Satersmoen, John and Kim Coleman, Ed Hermann 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 Director Knopinski’s Disclosure Statement has 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 Mead, seconded by Director Caldwell and, upon vote, unanimously carried, the agenda was approved as submitted. Ms. Johnson noted meeting notices were posted as required.

**Acknowledge the resignation of Christine Hethcock from the Board of Directors and acknowledge appointment of Diane Mead (Beebe Draw Farms MD No. 2) to the Authority Board:** The Board acknowledged the resignation of Christine Hethcock and the appointment of Diane Mead to the Authority Board.

**Appointment of Officers:** Upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board appointed the following slate of officers:

President – Joe Knopinski  
Vice President – Bill Caldwell  
Treasurer – Sharon Dillon  
Assistant Secretary – Diane Mead

**FIRST READING:**

- 1. Discuss Authority meeting protocol:** President Knopinski summarized that after a recent meeting, Ms. Hethcock, Attorney Pogue, Ms. Johnson and he met to discuss meeting protocols to be presented to the Board for consideration in the future. He presented a list of protocols that were initially presented to Director Caldwell for his review prior to the meeting. President Knopinski then shared the response received from Director Caldwell. Discussion ensued.

**SECOND READING:** None.

**EMERGENCY READING:** None.

**CONSENT  
AGENDA**

The Board considered the following items and actions:

- Minutes of the August 17, 2022 Meeting.
- Payment of claims totaling \$86,833.63
- July 31, 2022 Financial Statements and Cash Position Schedule

The Board reviewed the Consent Agenda items and determined that Director Dillon will be the Board member designated to review and approve the monthly claims. Following review and discussion, upon motion duly made by Director Dillon, seconded by President Knopinski and, upon vote, unanimously carried, the Board approved and/or ratified approval of the

Consent Agenda with the removal of the July 31, 2022 financial statements.

PUBLIC  
COMMENT

Ms. Clark addressed the Board regarding the conveyance of land by the Authority back to REI in April 2022. She asked when the land will be conveyed back and then asked about the RV storage facility and if that will be conveyed back to the Authority as well. Ms. Clark then inquired about the access to Lake Christina and had questions regarding language in the Authority Establishment Agreement. She asked if the entirety of the transaction was reviewed by legal counsel.

Ms. Hethcock responded that the issue with the RV storage facility was that the County would not allow the Authority to operate a public storage facility. She explained that by transferring it back to REI, REI can offer it as a private amenity to the community. She then addressed the question about when the buffer zones will be conveyed back. Access to Lake Christina was addressed and access was granted with the transaction via an easement access.

Attorney Pogue responded to the comments about the Authority Establishment Agreement and the legality of the transaction.

FINANCIAL  
MATTERS

**Status of 2021 Audit:** Upon a motion duly made by President Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board authorized that Directors Caldwell or Dillon and Director Mead to serve on the committee to review and approve the 2021 audit and filing subject to final review by legal counsel and a clean, unmodified opinion from the auditor. The 2021 audit will then be presented to the Board at the October Board meeting.

**FIRST READING:** None.

**SECOND READING:** None.

**EMERGENCY READING:** None.

OPERATIONS AND  
MAINTENANCE

**Repairs to Gate House:** Director Caldwell noted that the Gate House repairs are 95% complete and lights will need to be replaced in the future.

**Reserve Analysis:** It was noted that the reserve analysis is a work in progress.

**FIRST READING:**

- 1. Consider allowing use of facilities for Community Trunk or Treat:**  
The Board discussed the request to use the Sales and Info Center for the annual Trunk or Treat event and supported it. Director Caldwell will work to ensure that he or another Authority Board member will attend to open and close the facility.

2. **Update on committee to draft Rules and Regulations:** Ms. Clark volunteered to chair the committee and she will work with Ms. Johnson on additional committee members.
3. **Update on request to reduce speed to 25 mph along Beebe Draw Farms Parkway:** The Board discussed the request as well as the enforcement concerns. No action was taken.

### **SECOND READING:**

1. **Continued discussion on fiber optics research, cost and community interest:** Ms. Johnson confirmed the desired next steps in the fiber optics research. The Board agreed that the next steps would be to schedule a few public outreach meetings to discuss with the community. Mr. Farrell reported that a public meeting in January would work well. He would also like to see an informational newsletter sent to residents by the end of the year and volunteered to draft the communication. Ms. Lewis introduced the possibility of securing grant monies. Mr. Farrell is also aware of potential grant opportunities. He would also like to see the Board budget funds for this project in 2023.

**EMERGENCY READING:** None.

### **CAPITAL AMENITIES**

**FIRST READING:** None.

### **SECOND READING:**

1. **Update on path project along Beebe Draw Farms Parkway and consider establishing a committee to review the bids when received:** It was noted that engineering design is complete and the bids will be solicited soon. Following discussion, upon a motion duly made by President Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board authorized Director Caldwell, Ms. Farrell and potentially Mr. Wernsman to serve on the committee to review the bids and make a recommendation to the Board.

**EMERGENCY READING:** None.

### **INFRASTRUCTURE MATTERS**

**Filing No. 2:** Ms. Hethcock provided an update on the status of development of Filing 2.

**FIRST READING:** None.

**SECOND READING:** None.

**EMERGENCY READING:** None.

LEGAL MATTERS

**FIRST READING:**

1. **FAMLI program:** Attorney Pogue presented the information related to FAMLI program. The Board reviewed the information and will consider it at a future Board meeting.

**SECOND READING:** None.

**EMERGENCY READING:** None.

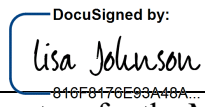
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, President Knopinski adjourned the meeting at 8:32 p.m.

Respectfully submitted,

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