

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
OCTOBER 12, 2022**

A regular 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, October 12, 2022, at 6:00 P.M. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

William Caldwell

Sharon Dillon

Diane Mead

Christine Hethcock (Beebe Draw Farms MD No. 2) serving as alternate for
President Knopinski

Also In Attendance Were:

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

Eric Wernsman, Brenda Lewis (Beebe Draw Farms MD No. 1)

Tina Wernsman, Linda Cox, Crystal Clark, Kent Lewis, Kelly Deitman, Ed
Hermann and other members of the public

ADMINISTRATIVE
MATTERS

Call to Order: The meeting was called to order at 6:02 p.m. by Ms. Johnson.

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.

Agenda, Confirmation of Notice Posting: Ms. Johnson distributed for the Board’s review and approval a proposed agenda for the Authority's regular meeting.

Following discussion, upon motion duly made by Director Mead, seconded by Director Dillon and, upon vote, unanimously carried, the agenda was approved as submitted. The Board acknowledged Director Hethcock as serving as alternate for President Knopinski whose absence was excused. Ms. Johnson noted meeting notices were posted as required.

Approval of Resolution 2022-10-01, First Amendment to Amended and Restated Meeting Resolution: Following review, upon a motion duly made by Director Dillon, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved Resolution 2022-10-01, First Amendment to Amended and Restated Meeting Resolution.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

**CONSENT
AGENDA**

The Board considered the following items and actions:

- Minutes of the September 19, 2022 and September 22, 2022 Special Meetings.
- July 31, 2022 Financial Statements and October 2022 Cash Position Schedule

The Board reviewed the Consent Agenda items. Following review, upon motion duly made by Director Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items as presented.

**PUBLIC
COMMENT**

Kent Lewis asked if it was required to identify oneself at public meetings. Attorney Pogue stated it was up to the Board to decide, and the Board has decided that if a person wishes to address the Board, it is required to know who the person is. Mr. Lewis also stated that people in the neighborhood are asking about xeriscaping and how the community can become more “green,” including if there is an opportunity as a community to get rid of the grass and save water.

Director Caldwell stated he met with the sheriff on October 11 at the clubhouse and discussed the speed limit radar machine that was set up on Beebe Draw Farms Parkway. The sheriff shared the metrics gathered. He confirmed the appropriate speed for the Parkway is 35 mph, which is what is currently posted.

Linda Cox informed the Board that she recently conducted an inspection on

the signs throughout the community. She is working with the sign vendor to request a cost to repair.

FINANCIAL MATTERS

Acceptance of 2021 Audit: Ms. Johnson reviewed the 2021 Audit with the Board. Following review, upon a motion duly made by Director Mead, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved the 2021 Audit and filing subject to final review by Director Hethcock, and receipt of a clean opinion from the auditor.

FIRST READING:

- 1. Acknowledge receipt of 2023 draft budgets from Beebe Draw Farms Metro District Nos. 1 and 2. Review BB DFA 2023 draft budget and confirm date to hold public hearing to consider adoption of 2023 budget on November 9, 2022:** Ms. Johnson and Ms. Boroviak reviewed the draft budgets with the Board and discussed the Budget Committee’s work that has been accomplished. She noted that Directors Caldwell, Dillon, Mead and Hethcock are a part of the committee as well as CLA staff.

SECOND READING: None.

EMERGENCY READING: None.

OPERATIONS AND MAINTENANCE

Status of Reserve Analysis: Updates were provided, and it was noted that this item is expected to be received next week for review.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

CAPITAL AMENITIES

FIRST READING: None.

SECOND READING:

- 1. Update on path project along Beebe Draw Farms Parkway; review of bids received:** Ms. Johnson provided an update to the Board noting that one bid has been received in the amount of \$360,000. The Board and legal counsel discussed options. Following review of the bid, the Board determined to reject the bid and re-publish an Invitation to Bid in February 2023.
- 2. Continued discussion on fiber optics research, cost and community interest:** Ms. Johnson noted that fiber optics project is included in the draft 2023 budget and located in the Amenities Fund.

Ms. Lewis and Director Caldwell have been exploring other options to finance the rest of the project and are working with the Colorado State Director with the USDA Rural Development Program.

EMERGENCY READING: None.

INFRASTRUCTURE MATTERS

Filing No. 2: None.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING: None.

SECOND READING:

1. Public Hearing regarding Participation in the Family and Medical Leave Insurance Program:

Adoption of Resolution No. 2022-10-02, Declining Participation in the Colorado Paid Family Medical Leave Insurance Program:

Attorney Pogue opened the public hearing. He then reviewed the resolution with the Board and stated a Notice has been sent out to employees who had until this past Monday to provide feedback/comments. He stated one was received and Ms. Johnson worked with that employee to provide answers to the employee's questions. He informed the Board that even with the District opting out of participation, an employee can participate in this program. No additional public comments were received or made at the public hearing, and the public hearing was closed.

Following discussion, upon a motion a motion duly made by Director Dillon, second by Director Mead and, upon vote, unanimously carried, the Board adopted Resolution No. 2022-10-02, Declining Participation in the Colorado Paid Family Medical Leave Insurance Program.

EMERGENCY READING: None.

OTHER BUSINESS

Director Caldwell informed the Board that they will be drilling the well out south of the horse area, east of Stone Lake. He stated he has received multiple complaints from neighbors regarding the noise. He will provide the specific well location to Director Hethcock who will obtain more information.

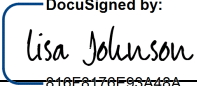
Director Hethcock informed the Board that she met with Chevron and FRICO for them to do super pad work on the Lake Christina area. She stated that the

bridge does not have the load capacity to handle the equipment they plan to bring in and they will want to build a bridge next to the existing bridge that will support the higher loads. She noted this would be the same width as the current bridge and Chevron will be paying for the expense. The Board had no questions.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Hethcock, seconded by Director Caldwell, the meeting was adjourned at 7:33 p.m.

Respectfully submitted,

By  Secretary for the Meeting
DocuSigned by:
Lisa Johnson
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