

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2  
HELD  
SEPTEMBER 19, 2022**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Beebe Draw Farms Metropolitan District No. 2 (referred to hereafter as the “District”) was convened on Wednesday, the 19<sup>th</sup> day of September, 2022, at 6:00 P.M. This District Board meeting was conducted via Microsoft Teams videoconference and teleconference, and at the Sales and Information Center, 16502 Beebe Draw Farms Pkwy., Platteville, CO 80651. The meeting was open to the public.

ATTENDANCE

**Directors In Attendance Were:**

Christine Hethcock  
Diane Mead  
Paul Joseph “Joe” Knopinski

**Also In Attendance Were:**

Lisa Johnson, Shauna D’Amato, and Terri Boroviak; CliftonLarsonAllen LLP  
Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bill Caldwell, Catrena Rosentreader, Sharon Dillon, Brenda Lewis and Eric Wernsman; Beebe Draw Farms Metropolitan District No. 1 Board Members

**Members of the Public:**

Tina Wernsman, Crystal Clark, John Coleman, Kim Coleman, Ed Farrell, Mary Jo Farrell, Melanie Briggs, Ed Hermann; Other Members of the Public

ADMINISTRATIVE  
MATTERS

**Disclosures of Potential Conflicts of Interest:** The meeting was called to order at 6:00 p.m.

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 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 and have been filed.

**Agenda, Confirmation of Notice Posting:** A quorum was confirmed. Ms. Johnson distributed for the Board’s review and approval a proposed agenda for the District’s special meeting.

Following discussion, upon motion duly made by Director Mead, seconded by President Hethcock and, upon vote, unanimously carried, the Board approved the agenda. Ms. Johnson advised that meeting notices were posted as required.

**Resignation of Christine Hethcock from the Beebe Draw Farms Community Authority Board (“Authority Board”)**: Following discussion, upon a motion duly made by Director Mead, seconded by President Hethcock and, upon vote, unanimously carried, the Board acknowledged the resignation of Christine Hethcock from the Beebe Draw Farms Community Authority Board, and appointed Director Diane Mead to serve on the Authority Board.

PUBLIC COMMENT

Director Caldwell commented on status of entitlement for the next phase of development and shared concerns about the cattle grazing close to Lake Christina.

President Hethcock responded that REI has withdrawn its application to rezone land. She also responded that the developer is moving forward with the development of Filing 2. She also provided a brief response to the concerns with the cattle and will pass along the issue to the lessor.

CONSENT AGENDA

The Board considered the following actions under the Consent Agenda:

- Approval of the Minutes of the November 10, 2021 and June 15, 2022 Special Meeting.
- Ratify CliftonLarsonAllen LLP Statement of Work.
- Ratify approval of payment of claims totaling \$12,181.17.
- Acceptance of July 31, 2022 Financial Statement and Cash Position Schedule.

Following review, upon motion duly made by President Hethcock seconded by Director Mead and, upon vote, unanimously carried, the Board approved the Consent Agenda items, excluding the July 31, 2022 Financial Statements.

LEGAL MATTERS

There were no legal matters to discuss.

FINANCIAL MATTERS

There were no financial matters to discuss.


OTHER MATTERS

There were no other matters to discuss.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Knopinski adjourned the meeting at 6:21 p.m.

Respectfully submitted,

By   
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Secretary for the Meeting

