

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 1
HELD
JUNE 15, 2022**

A special meeting of the Board of Directors (referred to hereafter as the “Board”) of the Beebe Draw Farms Metropolitan District No. 1 (referred to hereafter as the “District”) was convened on Wednesday, the 15th day of June 2022, at 6:00 P.M. This meeting was a hybrid meeting held via Microsoft TEAMS and at the Sales & info Center, 16502 Beebe Draw Farms Pkwy. Platteville, CO. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Eric Wernsman
William Caldwell
Catrena Rosentreader
Sharon Dillon
Brenda Lewis

The Directors in attendance confirmed their qualifications to serve.

Also In Attendance Were:

Lisa Johnson, Shauna D’Amato; CliftonLarsonAllen LLP
Christine Hethcock, Paul “Joe” Knopinski and Diane Mead; Beebe Draw Farms
Metropolitan District No. 2 Board Members

Tina Wernsman, Crystal Clark, Linda Cox, Ed Farrell, Carol Satersmoen, Chris
and Marianna Henderson, Melanie Briggs, Gary and Sally Webb and Patrick
Powers; Members of the Public

ADMINISTRATIVE
MATTERS

Call to Order, Disclosures of Potential Conflicts of Interest: The meeting was called to order at 6:05 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 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 and have been filed.

Agenda, Confirmation of Notice Posting: 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 President Wernsman, seconded by Director Caldwell and, upon vote, unanimously carried, the agenda was approved as presented. Ms. Johnson noted meeting notices were posted as required.

Results of May 3, 2022 Directors' Election: Ms. Johnson reviewed the results with the Board stating that Sharon Dillon, Catrena Rosentreader and Brenda Lewis were all elected as a result of the election. She stated all Oaths of Office have been taken and filed.

- **Election of Officers:** Upon a motion duly made by Director Caldwell, seconded by Director Lewis and, upon a vote, unanimously carried, the Board approved the following slate of officers:

President: William Caldwell
Vice President: Brenda Lewis
Secretary: Catrena Rosentreader
Treasurer: Sharon Dillon
Assistant Secretary: Eric Wernsman

Appointment of two Board members to serve on the BBDF Authority Board: Upon a motion duly made by Director Lewis, seconded by Director Rosentreader and, upon vote, unanimously carried, the Board appointed as follows:

William Caldwell 2 Year Term
Sharon Dillon 1 Year Term

PUBLIC COMMENT

Director Caldwell informed the Board of three great events this year. He thanked the POA and the entire community for attending all the events.

Linda Cox stated she has made sure that all the community light poles were numbered and identified. Ms. Johnson requested that we make sure this is shared with the Authority as it is their responsibility.

Ms. Johnson noted she will follow up regarding the signage and ordering per Ms. Cox's request. She confirmed that Ms. Cox does not need to wait for the next Board meeting and advises her to use the new Board members to guide her through the next steps.

CONSENT AGENDA

The Board considered the following actions:

- Approve Minutes of the November 10, 2021 Special Meeting.

Upon a motion duly made by Director Caldwell, seconded by Director

Wernsman and, upon vote, unanimously carried, the Board approved the Consent Agenda as presented.

LEGAL
MATTERS

None.

FINANCIAL
MATTERS

Ratify 2021 Audit Exemption: Following discussion, upon a motion duly made by Director Lewis, seconded by Director Rosentreader and, upon vote, unanimously carried, the Board ratified the filing of the 2021 Audit Exemption Application.

Appointment of District Accountant to prepare the 2023 Budget and set date for Public Hearing to adopt 2023 Budget (November 9, 2022 at 6:00 p.m., held at Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Pkwy., Platteville, CO): Following discussion, upon a motion duly made by Director Lewis, seconded by Director Rosentreader and, upon vote, unanimously carried, the Board approved to appoint the District Accountant to prepare the 2023 Budget and set date for Public Hearing to adopt 2023 Budget for November 9, 2022 at 6:00 p.m., held at Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Pkwy., Platteville, CO.

Approval of Opening Bank Account with 1st Bank: Upon a motion duly made by Director Caldwell, seconded by Director Wernsman and, upon vote, unanimously carried, the Board approved opening a bank account with 1st Bank.

OTHER MATTERS

Consider sending Board member(s) to SDA Conference – September 13-15, 2022: Ms. Johnson reviewed the conference details with the Board. Directors Dillon, Lewis, Rosentreader and Caldwell confirmed their interest in attending. Director Wernsman was tentative.


Ms. Johnson informed the Board that the CLA office can register Board members, but they must make their own lodging reservations.

Cancel July 13, 2022 regular meeting: Since the Board needed to meet in June to appoint new Board members, it was the consensus to cancel the July meeting as no urgent business is needed to be discussed.

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 Wernsman, and upon vote, unanimously carried, the Board adjourned the meeting at 6:29 p.m.

Respectfully submitted,

By 
Secretary for the Meeting