

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS METROPOLITAN DISTRICT NO. 2  
HELD  
NOVEMBER 8, 2023**

A regular 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 8<sup>th</sup> day of November 2023, 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, President  
Diane Mead, Vice President  
Scott Edgar, Secretary  
Joe Knopinski, Treasurer

**Also In Attendance Were:**

Lisa Johnson, Shauna D’Amato and Terri Boroviak; CliftonLarsonAllen, LLP (“CLA”)  
Bill Caldwell, Sharon Dillon, Catrena Rosentreader, Brenda Lewis and Cindy Billinger; Beebe Draw Farms Metropolitan District No. 1 Directors  
MaryAnn McGeady, Esq. and Suzanne Meintzer, Esq.; McGeady Becher, P.C.  
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

**Members of the Public:**

Carol Satersmoen, Crystal Clark, Jason and Deb Rua, Melanie Briggs, Tina Wernsman, Wendy Williams, John and Kim Coleman, Mary Jo Farrell, Patty Caldwell, and Jerry Tschirpke

**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 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 as filed.

**Call to Order and Agenda:** The meeting was called to order. Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Quorum, Location of Meeting and Posting of Notices:** A quorum was confirmed.

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The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. The Board determined to conduct the meeting at the above-stated date, time, and location. It was further noted that notice of the time, date, location and manner of meeting was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries were received.

Ms. Johnson advised that meeting notices were posted as required.

**Business to be Conducted in 2024 and Location of Meetings; Regular Meeting Dates and Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices:**

Upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01 Establishing Regular Meeting Dares, Time and Location, and Designating Location for Posting of 24-Hour Notices and determined to hold regular meetings on June 19, 2024 and November 13, 2024.

**Requirements of Section 32-1-809, C.R.S., and Compliance for 2023:** Upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board directed staff to file the District's Transparency Notice as required.

**Requirements of Section 32-1-306, C.R.S., and Compliance for 2023:** Upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board directed staff to file the District's Annual Map letter as required.

**PUBLIC COMMENT**

There were no public comments.

**CONSENT AGENDA**

The Board considered the following actions under the Consent Agenda:

- Approve the Minutes of the June 14, 2022 Regular Board Meeting.
- Ratify Approval of Payment of Claims totaling \$43,280.67.
- Accept September 30, 2023 Financial Statements and Cash Position Schedule.

Following review, upon motion duly made by Director Knopinski, seconded by Director Hethcock and, upon vote, the Board approved the Consent Agenda items, as presented.

**FINANCIAL MATTERS**

**Public Hearing to Consider Amendment of 2023 Budget and, if necessary, Resolution to Amend 2023 Budget:** Ms. Johnson opened the public hearing to consider amendment of the 2023 Budget at 6:46 p.m.

It was noted that Notice stating the Board would consider amendment of the 2023 Budget, and the date, time and place of the public hearing was published

in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 6:47 p.m.

The Board determined to take no action at this time and will consider an amendment of the 2023 Budget if and when a need is identified.

**Public Hearing on the Proposed 2024 Budget and Resolution No. 2023-11-02 to Adopt 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03 to Set Mill Levies:** Ms. Johnson opened the public hearing at 6:47 p.m.

It was noted that publication of Notice stating that the Board would consider the proposed 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to the public hearing.

No public comments were received, and the public hearing was closed at 6:50 p.m.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead, and upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-02 to Adopt 2024 Budget and Appropriate Sums of Money and adopted Resolution No. 2023-11-03 to Set Mill Levies, as presented subject to receipt of final assessed valuation from the County.

**Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan:** Attorney Meintzer presented the Resolution to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-04 Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

**District Accountant to Prepare the DLG-70 Certification of Tax Levies Form for Certification to the Board of County Commissioners and other interested parties:** Following discussion, upon a motion duly made by Director Hethcock, seconded by Director Mead and, upon vote, unanimously carried, the Board authorized the District accountant to prepare the DLG-70 Certification of Tax Levies form for certification to the Board of County Commissioners and other interested parties.

**District Accountant to Prepare the 2025 Budget:** Following discussion, upon a motion duly made by Director Hethcock, seconded by Director Mead and, upon vote, unanimously carried, the Board appointed the District accountant to prepare the 2025 Budget.

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**District Accountant to Prepare and File 2023 Audit Exemption**

**Application:** Following discussion, upon a motion duly made by Director Hethcock, seconded by Director Mead and, upon vote, unanimously carried, the Board appointed the District accountant to prepare and file the 2023 audit exemption application.

**LEGAL MATTERS**

**Resolution Amending Policy on Colorado Open Records Act Requests:**

Attorney Meintzer presented the Resolution to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board adopted the Resolution No 2023-11-05 Amending Policy on Colorado Open Records Act Requests.

**MANAGER  
MATTERS**

**CliftonLarsonAllen LLP Master Services Agreement and Statement(s) of**

**Work for 2024:** Attorney Meintzer and Attorney McGeady presented a summary of comments they provided to CLA regarding the MSA and SOWs. Director Knopinski stated he was not pleased that CLA documents are causing increased legal fees to the District.

Following discussion, upon a motion duly made by Director Hethcock, seconded by Director Mead and, upon vote, majority carried, the Board approved the CLA Master Services Agreement and statements of work for 2024, subject to final legal review and execution by the President. Director Knopinski opposed.

**2024 Insurance Renewal:** Following review and discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved 2024 insurance renewal.

**Cyber Security and Increased Crime Coverage:** Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved increasing the District's crime coverage to \$100,000.00.

**Insurance Committee to Make Final Determinations Regarding Insurance, if necessary:** The Board determined an insurance committee was not needed.

**Worker's Compensation Insurance for 2024:** Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved worker's compensation insurance for 2024.

**Renewing Membership in the Special District Association for 2024:**

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board authorized renewing the District's membership in the Special District Association for 2024.

**OTHER MATTERS**

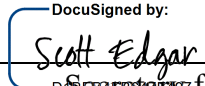
There were no other matters to discuss.

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ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 9:15 p.m.

Respectfully submitted,

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

**Certificate Of Completion**

Envelope Id: 8AD131CEAAA34E009F74B8EED7546326

Status: Completed

Subject: Complete with DocuSign: BBDFMD2 - Minutes 11-08-2023.pdf

Client Name: BBDFMD2

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Source Envelope:

Document Pages: 5

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Natalie Herschberg

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220 S 6th St Ste 300

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Natalie.Herschberg@claconnect.com

IP Address: 65.59.88.254

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2/20/2024 11:06:26 AM

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Scott Edgar

Scott@farmersres.com

General Manager

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**Electronic Record and Signature Disclosure:**

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ID: 46049abf-fb5e-48db-bc1c-029bc6d3388b

**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Catherine Will

cwill@specialdistrictlaw.com

Security Level: Email, Account Authentication  
(None)**COPIED**

Sent: 2/20/2024 11:09:08 AM

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**Witness Events****Signature****Timestamp**

Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	2/20/2024 11:09:08 AM
Certified Delivered	Security Checked	2/20/2024 11:29:41 AM
Signing Complete	Security Checked	2/20/2024 11:31:42 AM
Completed	Security Checked	2/20/2024 11:31:42 AM

Payment Events	Status	Timestamps
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