

MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY (THE “AUTHORITY”)  
HELD  
JULY 10, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the “Board”) was convened on July 10, 2024, at 6:00 p.m. This District Board meeting was held at via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Sharon Dillon, President  
Diane Mead, Vice-President  
Scott Edgar, Secretary  
Cindy Billinger, Treasurer

Also, In Attendance Were:

Lisa Johnson, Shauna D’Amato and Terri Boroviak, CliftonLarsonAllen LLP (“CLA”)  
Alan Pogue; Icenogle Seaver Pogue, P.C. (“ISP”)  
Bruce O’Donnell, MaryJo & Ed Farrell, Kelly Deitman, Melanie Briggs and other members of the public.

ADMINISTRATIVE MATTERS

**Quorum, Location of Meeting Posting of Meeting Notice:**

The presence of a quorum was confirmed. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the Authority’s boundaries have been received.

**Call to Order and Agenda:**

The meeting was called to order at 6:00 p.m. The Board reviewed the agenda for the meeting. Ms. Johnson requested an addition to Capital Amenities. Following discussion, upon motion duly made by Director Edgar, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the Agenda, as amended.

**Disclosures of Potential Conflicts of Interest:**

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board and to the Secretary of State. The members of the Board were requested to 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 statute.

**Election of Officers:**

Following discussion, upon motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President: Sharon Dillon  
Vice President: Diane Mead  
Secretary: Scott Edgar  
Treasurer: Cindy Billinger

**FIRST DISCUSSION:**

**Attendance of 2024 Special District Association (“SDA”) Conference:**

Ms. Johnson reviewed the SDA Conference with the Board. Discussion ensued. No action was taken.

**June 12, 2024 Regular Meeting Minutes:**

The Board reviewed the minutes. No action was taken.

**SECOND DISCUSSION:**

**May 8, 2024 Special Meeting Minutes:**

Following discussion, upon a motion duly made by Director Edgar, seconded by President Dillon and, upon vote, unanimously carried, the Board approved the May 8, 2024 Special Meeting Minutes.

**CONSENT AGENDA**

**Payment of Claims in the amount of \$154,399.45  
Cash Position schedule and PTax Statements**

Ms. Johnson reviewed the consent agenda with the Board. Following discussion, upon a motion duly made by President Dillon, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the consent agenda.

**PUBLIC COMMENT**

None.

## FINANCIAL MATTERS

### **FIRST DISCUSSION**

#### **Payment of Claims:**

Ms. Johnson reviewed the payment of claims with the Board. Discussion ensued. No action was taken.

#### **Draft 2023 Audit:**

This item was deferred.

### **SECOND DISCUSSION**

#### **March 31, 2024 Unaudited Financial Statements:**

Ms. Johnson reviewed the unaudited financial statements with the Board. Following discussion, upon motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board accepted the March 31, 2024 Unaudited Financial Statements, as presented.

## OPERATIONS & MAINTENANCE

### **Pool Manager Report:**

Ms. Johnson reviewed the report with the Board. No action was taken.

### **FIRST DISCUSSION**

#### **Proposals for Pool Resurfacing:**

President Dillon reviewed proposals from Mid-America Pool renovation, Inc. and Chavez Construction LLC with the Board and recommended Chavez. Discussion ensued. No action was taken.

### **SECOND DISCUSSION**

None.

## CAPITAL AMENITIES

### **Change Order with Fossil Creek Builders for Additional Asphalt at Oilfield Driveways in the amount of \$5,612.60:**

Mr. Caldwell reviewed the change order with the Board. President Dillon requested more information. Discussion ensued. The Board directed staff to request Drexel Barrell split the change order cost. Mr. Boroviak will wait on the Pay App associated with the change order and will process the current Pay App in the meantime.

Following discussion, upon a motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the Change Order, subject to Ms. Johnson getting appropriate paperwork consistent with course of conduct between parties.

**FIRST DISCUSSION**

None.

**SECOND DISCUSSION**

None.

**INFRASTRUCTURE MATTERS**

**FIRST DISCUSSION**

None.

**SECOND DISCUSSION**

None.

**LEGAL MATTERS**

**FIRST DISCUSSION**

None.

**SECOND DISCUSSION**

None.

**OTHER MATTERS**

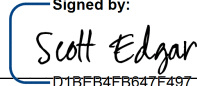
**Statutorily Required Documents Posted on Website and Remediation Services:**

Ms. Johnson reviewed the website and related needs with the Board. Following discussion, the Board directed staff to obtain quotes to remediate what is required by statute to be on the website and quotes for everything currently on the website and present them to the Board for review at a future meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Edgar, seconded by President Dillon and, upon vote, unanimously carried, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

By  Signed by:  
D1BEB4FB647F497  
Secretary for the Meeting

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Scott Edgar  
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Completed	Security Checked	9/27/2024 8:06:01 AM

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