

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MARCH 8, 2023**

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, March 8, 2023, at 6:00 P.M. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

William Caldwell, Vice President
Sharon Dillon, Treasurer
Diane Mead, Assistant Secretary
Christine Hethcock, as alternative for Paul “Joe” Knopinski from District No. 2

Joe Knopinski, President, was absent and excused.

Also In Attendance Were:

Lisa Johnson, Shauna D’Amato and Terri Boroviak; CliftonLarsonAllen LLP
Anna Wool; Icenogle Seaver Pogue, P.C.
Eric Wernsman and Catrena Rosentreader; Beebe Draw Farms Metropolitan
District No. 1
Tina Wernsman, Crystal Clark, Kim Coleman, Kelly Deitman, Ed Farrell, Ethan
Peer, Patty Caldwell, Judy Tunis, Cindy Billinger, Denise and Sam Carlton,
Kim Caldwell and other members of the public

ADMINISTRATIVE
MATTERS

Call to Order and Agenda: The meeting was called to order at 6:00 p.m. by Ms. Johnson. Upon a motion duly made by Director Mead, seconded by Director Caldwell and, upon vote, unanimously carried, the Board excused the absence of President Knopinski and acknowledged Director Hethcock from Beebe Draw Farms Metropolitan District No. 2 to serve as an alternate.

Following review and discussion, upon a motion duly made by Director Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as amended.

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.

Confirm quorum, location of meeting and posting of meeting notice: A quorum was confirmed. Ms. Johnson noted that notice of the meeting was posted as required.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

**CONSENT
AGENDA**

The Board considered the following items and actions:

- Approve Minutes of the November 9, 2022 Regular Meeting
- Ratify payment of claims totaling \$263,205.62
- December 31, 2022 Financial Statements and March 2023 Cash Position Schedule
- Ratify Change Order to Crack Seal Services Agreement
- Ratify 2023 Crack Seal Services Agreement

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

None.

**FINANCIAL
MATTERS**

FIRST READING: None.

Public Hearing on Amendment of 2022 Budget and Adoption of Resolution 2023-03-01 to Amend 2022 Budget: Ms. Johnson opened the public hearing at 6:15 p.m. It was noted that publication of Notice stating that the Board would consider amending the 2022 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the Authority.

Ms. Boroviak reviewed the need to amend the 2022 Budget with the Board. No written objections were received prior to the public hearing and no comments were received. The public hearing was closed at 6:18 p.m. No action was taken.

SECOND READING: None.

EMERGENCY READING: None.

OPERATIONS AND
MAINTENANCE

Revision to Pool Manager Job Description to Make the Position a Permanent Part Time Position Rather Than Seasonal: Director Dillon reported to the Board that she would like to make the Pool Manager position a permanent part time position in an effort to avoid the costs associated with soliciting resumes, conducting interviews, etc. Director Hethcock noted she is not in favor of making this position a permanent part time position due to the nature of the position. Director Mead suggested the position become a part time position as services are needed.

Following discussion, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, majority carried, the Board determined to change the Pool Manager position to a permanent part time position beginning in 2023. Directors Caldwell, Dillon and Mead were in favor. Director Hethcock was opposed.

Recent Purchase of Pool Furniture and Fixtures: Director Caldwell reported to the Board that pool furniture was purchased and delivered, light fixtures were replaced and the entrance to the pool and mail room was repainted. No action was taken.

FIRST READING:

Fish Stocking of Lake Christina: Director Dillon discussed her interest in understanding the fish stocking process due to the algae issues that have been experienced. Director Caldwell commented that the lake has been frozen solid since the third week in December. In addition, the lake was drawn down very extensively this past year. He expressed concern that there may be a very large fish kill at the lake this year. Director Hethcock commented that fish are stocked twice per year. She feels the opportunity to fish at the lake is a great benefit to the residents in the community. No action was taken.

Enforcement of No Hunting Rules at Lake Christina: Director Caldwell reported to the Board that he recently encountered residents at Lake Christina hunting geese. He noted there are “No Hunting” and “No Trespassing” signs, yet the Authority has no way to enforce the rules. Director Hethcock mentioned that enforcement is possible through Colorado Parks and Wildlife and that the Authority has previously sent a letter to Colorado Parks and Wildlife asking them to enforce the no-hunting rules.

Ms. Wool responded that aside from the posted signage, the Authority does not have rules and regulations prohibiting hunting. She suggested the Authority renew the letter with the State Department of Parks and Wildlife. Director Hethcock mentioned that the community covenants restrict hunting at the lake. Director Caldwell suggested the Property

Owner’s Association could appropriately send an email correspondence to residents reminding them of the no hunting rules.

Director Hethcock will send Director Caldwell the most recent letter to the State and Director Caldwell will contact the State and provide them with the communication.

Tina Wernsman, member of the public, asked the Board to consider communicating with the community regarding the no hunting rules prior to asking the Game Warden to get involved. Director Caldwell commented that there is signage at the Lake notifying users that there is no hunting at the lake.

SECOND READING: None.

EMERGENCY READING: None.

**CAPITAL
AMENITIES**

FIRST READING:

Status of Path Project Proposals: Director Caldwell presented the status of the path project proposals to the Board, noting that one proposal was received from Fossil Creek Builders in the amount of \$334,001.76.

Director Caldwell has discovered a possible grant opportunity for this project that he and Ed Farrell are pursuing. Director Caldwell and Mr. Farrell have a phone call with the grant program entity next week. The Board determined not to accept the bid at this time and to pursue the grant.

SECOND READING: None.

EMERGENCY READING: None.

**INFRASTRUCTURE
MATTERS**

Filing No. 2: None.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING:

Resolution No. 2023-05-01 Amendment Regarding Water Tap Options and Associated Fees: Ms. Wool presented the Resolution to the Board. The Board will consider taking action under the Second Reading at their next regular meeting.

Direction to Staff Regarding the Contract Terms with Hilltop for Broadband Extension to Filing 1: Following discussion, the Board directed legal staff to work on contract terms with Hilltop related to offering broadband services to the community, should the ballot questions pass.

SECOND READING: None.

EMERGENCY READING: None.

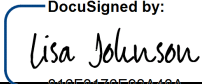
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

By  Secretary for the Meeting