

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MAY 10, 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, May 10, 2023, 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:

Joe Knopinski, President
William Caldwell, Vice President
Sharon Dillon, Treasurer
Diane Mead, Assistant Secretary

Also In Attendance Were:

Lisa Johnson, Shauna D’Amato, Terri Boroviak and Michael Cronce;
CliftonLarsonAllen LLP
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Eric Ryplewski; Hilltop Broadband
Brenda Lewis, Catrena Rosentreader; Beebe Draw Farms Metropolitan District
No. 1
Scott Edgar, Mary Jo and Ed Farrell, Melanie Briggs, Tina Wernsman, Ethan Peer, John and Kim Coleman, Carol Satersmoen, Crystal Clark, Patty Caldwell, Cindy Billinger, Judy Tunis, Gerry Tsohirpke, Doug Martin and other members of the public,

ADMINISTRATIVE
MATTERS

Call to Order and Agenda: The meeting was called to order at 6:08 p.m. Upon a motion duly made by Director Caldwell, seconded by President Knopinski and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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.

Results of May 2, 2023 Elections in Beebe Draw Farms Metropolitan District Nos. 1 and 2 related to Broadband Service: Ms. Johnson presented the election results with the Board, noting that the ballot questions passed in both districts.

FIRST READING:

Operations Manager Position and Related Job Description: Ms. Johnson and Attorney Pogue presented the job description to the Board. Discussion ensued. Following review, upon a motion duly made by President Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board approved the Operations Manager position and related job description and authorized the Authority Manager and human relations consultant to solicit applications for the position.

SECOND READING: None.

EMERGENCY READING: None.

**CONSENT
AGENDA**

The Board considered the following items and actions:

- Approve Minutes of the February 27, 2023 Special Meeting and March 8, 2023 Regular Meeting
- Ratify approval of payment of claims through the period ending May 3, 2023 totaling \$376,587.27

The Board reviewed the Consent Agenda items and requested the Financial Statements and Cash Position Schedule be removed from the Consent Agenda and considered separately. Following review, upon motion duly made by Director Mead, seconded by Director Dillon and, upon vote, unanimously carried, the Board approved and/or ratified approval of the Consent Agenda items as amended.

March 31, 2023 Financial Statements and May 2023 Cash Position Schedule: Ms. Boroviak presented the Financial Statements and Cash Position Schedule to the Board. Discussion ensued. Upon a motion duly made by President Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board accepted the March 31, 2023 Financial Statements and May 2023 Cash Position Schedule, as presented.

PUBLIC COMMENT

None.

FINANCIAL
MATTERS

FIRST READING: None.

SECOND READING:

Resolution 2023-05-01 to Amend 2022 Budget: Following discussion, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board adopted Resolution 2023-05-01 to Amend 2022 Budget.

EMERGENCY READING: None.

OPERATIONS AND
MAINTENANCE

FIRST READING:

Potential Addition of a Dog Park: Ms. Hethcock reported several residents have requested the installation of a dog park, south of the horse arena on REI's property. Residents are willing to pay for the installation of the dog park themselves. The residents ask that the Authority maintain the amenity as well as cover the annual insurance costs. Residents provided comments on this request and the majority in attendance were not in favor of this request due to safety and maintenance concerns. Ms. Johnson requested residents email her with questions and concerns on this potential amenity.

The Board directed staff to research the maintenance costs to include dog waste services and insurance requirements of a dog park and provide a comprehensive report to the Board at a future meeting so they may consider this request.

Pool Update: Ms. Clark provided an update on the pool status. She requested opening the pool on the Friday before Memorial Day and closing the pool on September 10, 2023 with a dog swim day on the closing day. The Board agreed with the schedule.

Ms. Clark requested limiting the reservation for private parties on the weekends this year due to many concerns expressed by pool users in the past. The Board was supportive of this reservation limitation.

Ms. Clark recommended reducing the pool usage fees to both residents and non-residents and institute a key card fee to all users. Discussion ensued.

Following discussion, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the reservation restriction for private parties and reduced the resident fee to \$190.00 and the non-resident fee to \$390.00 and instituted a key card fee of \$15.00 for all users.

It was further discussed later in the meeting that fee changes require two readings prior to approval and implementation. The Board rescinded their action to change the fee structure as noted above.

SECOND READING: None.

Fish Stocking of Lake Christina: Ms. Hethcock reported Director Caldwell is the President of the Fish Stocking Committee and will coordinate the fish stocking with the vendor.

Enforcement of No Hunting Rules at Lake Christina: The Board deferred discussion to the July Board meeting.

EMERGENCY READING:

Authority Service Agreement with Arborado, LLC for Landscape and Tree Maintenance Services for 2023: Ms. Johnson presented the Agreement to the Board. Following discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the Authority Service Agreement with Arborado, LLC for Landscape and Tree Maintenance Services for 2023.

**CAPITAL
AMENITIES**

FIRST READING: None.

SECOND READING:

Status of Path Project Proposals and Grant Application: Director Caldwell provided an update to the Board, noting that a grant request has been submitted and the Authority will find out if they received the grant at the end of the month.

EMERGENCY READING: None.

**INFRASTRUCTURE
MATTERS**

Filing No. 2: Ms. Hethcock provided an update regarding Filing No. 2, noting that the developer has submitted a pre-application to Weld County.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING:

Second Amendment to Authority Establishment Agreement: Attorney Pogue presented the Amendment to the Board. Following

discussion, the Board determined to take action at the next Board meeting.

SECOND READING:

Resolution No. 2023-05-02 Amendment Regarding Water Tap Options and Associated Fees: Attorney Pogue presented the Resolution to the Board. Following discussion, upon a motion duly made by President Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-05-02 Amendment Regarding Water Tap Options and Associated Fees.

EMERGENCY READING:

Agreement with Hilltop: Attorney Pogue presented the Agreement to the Board. Following discussion, upon a motion duly made by President Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the Agreement with Hilltop, subject to final comments from Hilltop.

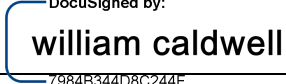
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned at 8:07 p.m. by President Knopinski.

Respectfully submitted,

By  **william caldwell**
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Secretary for the Meeting