

**MINUTES OF A SPECIAL MEETING OF  
THE BOARD OF DIRECTORS OF THE  
BEEBE DRAW FARMS AUTHORITY  
HELD  
APRIL 24, 2024**

A special 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, April 24, 2024, at 6:00 p.m. This meeting was held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

**Directors In Attendance Were:**

Sharon Dillon, President  
Diane Mead, Vice President  
William Caldwell, Treasurer  
Scott Edgar, Secretary

**Also In Attendance Were:**

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP  
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.  
Ed & Mary Jo Farrell, Kelly Deitman, Jeff Heley, Judy Tunis, Crystal Clark, Deb, Rua, Dave Miller, Brenda Lewis, Carol Satersmoen, Bruce O’Donnell and other members of the public.

ADMINISTRATIVE  
MATTERS

**Confirm Quorum, Location of Meeting and 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 6:01 p.m. Following discussion, upon a motion duly made by Director Mead, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**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.

**FIRST DISCUSSION:**

**April 10, 2024 Regular Meeting Minutes:** The Board reviewed the April 10, 2024 minutes. No comments were provided.

**SECOND DISCUSSION:**

**March 13, 2024 Regular Board Meeting Minutes and March 20, 2024 Special Board Meeting Minutes:** Following review and discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the March 13, 2024 Regular Board Meeting Minutes and March 20, 2204 Special Board Meeting Minutes.

**Advancement of Nathan Clark to Fill the Field and Maintenance Specialist – Lead Position:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the advancement of Nathan Clark to fill the Field and Maintenance Specialist – Lead position at an hourly wage of \$26.50 per hour, effective May 1, 2024 or sooner.

**CONSENT AGENDA**

**Payment of Claims:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, pending confirmation that Pay Application No. 4 to Fossil Builders is not needed.

**PUBLIC COMMENT**

Judy Tunis addressed the Board regarding the change of the name of the community from Pelican Lake Ranch to Beebe Draw Farms as well as changing the name of the Sales and Information Center to Community Center.

**FINANCIAL MATTERS**

**FIRST DISCUSSION:**

**Payment of Claims:** The Board reviewed the payment of claims in the amount of \$1,048.81. No comments were made.

**SECOND DISCUSSION:** None.

**OPERATIONS AND MAINTENANCE**

**FIRST DISCUSSION:**

**Proposals to Replace Ductwork on HVAC at the Sales and Info. Center:** Ms. D’Amato provided an update on obtaining proposals to replace the ductwork, noting that a few of the vendors who are able to perform the work would like to schedule site visits prior to preparing their proposals. No action was taken.

**SECOND DISCUSSION:**

**Resolution Regarding Rules of Etiquette Related to Newly Installed Path on Beebe Draw Farms Parkway:** Following discussion, upon a motion duly made by Director Caldwell, seconded by President Dillon and, upon vote, unanimously carried, the Board adopted the Resolution

regarding Rules of Etiquette related to the newly installed path on Beebe Draw Farms Parkway.

**Agreement with Arborado Tree Care for 2024 Tree Care Services:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support from Directors Mead and Edgar, the Board approved the Service Agreement with Arborado Tree Care for 2024 tree care services.

**Agreement with Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support of Directors Mead and Edgar, the Board approved the Service Agreement with Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36.

**Agreement with Greeley Lock and Key for Rekeying Locks at Clubhouse in the amount of \$1,309.89 with funding from the Authority and REI:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with support of Directors Mead and Edgar, the Board approved the proposal with Greeley Lock and Key for Rekeying Locks at the Clubhouse in the amount of \$1,309.89, with confirmation of funding 50% of the invoice from REI.

**Proposal for Riding Mower Purchase:** Following discussion, upon a motion duly made by President Dillon, seconded by Director Caldwell, with the support of Directors Mead and Edgar, the Board approved the proposal for a riding mower purchase.

CAPITAL AMENITIES

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:** None.

INFRASTRUCTURE MATTERS

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:** None.

LEGAL MATTERS

**FIRST DISCUSSION:** None.

**SECOND DISCUSSION:**

**Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement and Promissory Note Securing Payment of Same with REI:** Attorney Pogue presented information regarding the costs that would be associated with this reimbursement agreement that he received from Director Edgar. Attorney Pogue noted that approval on

this Amended and Restated Improvement Acquisition, Advance and Reimbursement Agreement was given in a prior Board meeting. No further action was needed or taken.

**Proposal to Engage an Appraiser to Appraise Land (422 Acres) Related to Land Conveyance Matter or Authorize D1 to Engage an Appraiser and Discuss Funding for Same:** President Dillon reported that the Beebe Draw Farms Metropolitan District No. 1 Board of Directors has been working with the Property Owners Association (“POA”) on funding the appraisal and the POA has agreed to pay for the appraisal. The contract will be with the POA and the appraiser.

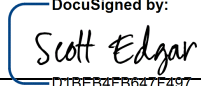
OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board adjourned the meeting at 6:33 p.m.

Respectfully submitted,

By  Secretary for the Meeting  
DocuSigned by:  
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Hannah Pogue  
 hpogue@isp-law.com  
 Legal Assistant  
 Icenogle Seaver Pogue, P.C.  
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