

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
JUNE 12, 2024**

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, June 12, 2024, at 6:00 p.m. This meeting was held at 16494 Beebe Draw Farms Parkway, Platteville, CO 80651 and 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, Shauna D’Amato and Terri Boroviak; CliftonLarsonAllen LLP
Alan Pogue, Esq.; McGeady Becher, P.C.
Todd Johnson; Terra Forma
Bruce O’Donnell, Carol Satersmoen, Cindy Billinger, Catrena Rosentreader,
MaryJo & Ed Farrell, Jeff Heely, Judy Tunis, Kent Lewis, Christine Hethcock,
Brenda Lewis, Bruce O’Donnell, Dave Miller, Patty Caldwell, Ken Rose, John
Coleman, Gerry Tschirpke 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 6:29 p.m. Director Edgar indicated he had a presentation to make under infrastructure matters and no action is required. Following discussion, upon a motion duly made by President Dillon, seconded by Director Edgar 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.

Appointment of One Board Member from Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 to Serve 2-Year Terms: Following discussion, the Board acknowledged the appointment of Cindy Billinger from District No. 1 and Scott Edgar from District No. 2 to the Authority's Board. President Dillon administered the oath of office to Directors Billinger and Edgar.

Ms. Johnson thanked Director Caldwell for his service.

FIRST DISCUSSION:

May 8, 2024 Special Meeting Minutes: Ms. Johnson reviewed the May 8, 2024 Special Meeting minutes with the Board. No action was taken.

SECOND DISCUSSION:

Minutes of the April 24, 2024 Special Meeting: Upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the minutes of the April 24, 2024 Special Meeting.

Resolution Adopting Technology Accessibility Statement and Technical Standards: Upon a motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the Board adopted the Resolution Adopting Technology Accessibility Statement and Technical Standards.

CONSENT AGENDA

Payment of Claims in the Amount of \$80,555.13: Ms. Johnson reviewed the claims with the Board. Following discussion, upon a motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the Board ratified the approval of payment of claims in the amount of \$80,555.13.

PUBLIC COMMENT

Catrena Rosentreader reported that several members in community are wondering if treatment for mosquitos near the holding pond will occur.

Bill Caldwell reported that the walking trail is anticipated to be complete in about four weeks.

Ed Farrell noted there is no update regarding the Hilltop grant application at this time, but will send it to Ms. Johnson to disperse to the Board, when available.

Jeff Heeley requested to host a firefighter appreciation day at the Community Pool/Pavilion. President Dillon stated the Authority would support use of property as long as the Property Owners Association would host the event.

Kent Lewis noted that with the activity near the lake & settling pond, dust is being blown around. He asked if the Authority Board could do something to help mitigate this. Mr. Lewis expressed concerns regarding West Nile Virus, and requested the Board establish an action plan for treatment of mosquitos.

Members of the public discussed keys to mailboxes, who is responsible for the cost and how they can be replaced. President Dillon clarified that Mr. Lewis is requesting REI address this issue. This is not an Authority matter.

FINANCIAL MATTERS

FIRST DISCUSSION:

Payment of Claims: The Board reviewed the payment of claims.

March 31, 2024 Unaudited Financial Statements: The Board reviewed the March 31, 2024 Unaudited Financial Statements. No action was taken.

SECOND DISCUSSION: None.

OPERATIONS AND MAINTENANCE

Pool Manager Report: Ms. Johnson provided an update for the Board regarding the Kantech pool key system failure and need of repair. President Dillon and Director Caldwell gave approval to repair and get a new system up, as it was needed to keep the pool enclosure safe. The cost was approximately \$5,000.00. Attorney Pogue confirmed this is considered an emergency, can bypass the first/second discussion and the Board can take action tonight.

Following discussion, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board approved repairing and setting a new pool key system up in an amount not to exceed \$5,000.00. Ms. Johnson noted the funds will come from the Capital R&R contingency fund.

FIRST DISCUSSION: None.

SECOND DISCUSSION:

Proposals to Replace Ductwork on HVAC at the Sales and Info. Center: Following discussion, upon a motion duly made by President Dillon, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the Air Mechanical Inc. proposal to replace ductwork on HVAC at the Sales and Info. Center in the amount of \$7,832.00. Ms. D’Amato will send the proposal to Attorney Pogue to prepare a service agreement.

CAPITAL AMENITIES

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

INFRASTRUCTURE
MATTERS

FIRST DISCUSSION:

Filing No. 2 Plat / PUD Application: Director Edgar and Mr. Johnson presented the Filing No. 2 Plat / PUD Application Presentation to the Board, noting that they are working with CLA to create a financial forecast. Discussion ensued. No action was taken.

SECOND DISCUSSION: None.

LEGAL MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

OTHER BUSINESS

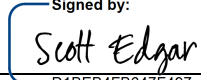
Director Edgar discussed an upcoming *Denver Post* article and informed the Board and those in attendance that he feels this was done in bad faith given that the Beebe Draw Farms Metropolitan District No. 1 Board of Directors agreed to consider his offer related to the land conveyance. Attorney Pogue stated he was contacted by a reporter for an article but has not returned the call.

Director Caldwell discussed thistle and noxious weeds with the Board, noting that the State of Colorado will come and request removal. Director Caldwell reminded residents that the Authority will not remove weeds on private property.

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 Edgar and, upon vote, unanimously carried, the Board adjourned the meeting at 7:47 p.m.

Respectfully submitted,

By  Signed by:
D18EB4FB647F497...
Secretary for the Meeting

Certificate Of Completion

Envelope Id: 3A7543E0BC684D898F553E7B194C5943	Status: Completed
Subject: Complete with DocuSign: BBDF A - Minutes 06-12-2024	
Client Name: BBDF A	
Client Number: A176953	
Source Envelope:	
Document Pages: 4	Signatures: 1
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Natalie Herschberg
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Natalie.Herschberg@claconnect.com
	IP Address: 67.162.148.150

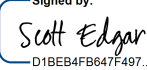
Record Tracking

Status: Original	Holder: Natalie Herschberg	Location: DocuSign
8/16/2024 10:17:08 AM	Natalie.Herschberg@claconnect.com	

Signer Events

Scott Edgar
 Scott@farmersres.com
 CEO
 Security Level: Email, Account Authentication (None)

Signature

Signed by:

 D1BEB4FB647F497...
 Signature Adoption: Pre-selected Style
 Using IP Address: 38.123.230.43
 Signed using mobile

Timestamp

Sent: 8/16/2024 10:21:53 AM
 Resent: 9/6/2024 10:35:06 AM
 Viewed: 9/6/2024 12:59:41 PM
 Signed: 9/14/2024 5:25:56 AM

Electronic Record and Signature Disclosure:
 Accepted: 6/15/2023 2:05:45 PM
 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

Records Team	COPIED	Sent: 8/16/2024 10:21:53 AM
sdrecordsretention@claconnect.com		Viewed: 9/16/2024 11:37:07 AM

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
 Accepted: 10/5/2023 9:27:44 AM
 ID: 2eeab7cf-9041-488d-bed0-8baedf289723

Stacie Pacheco	COPIED	Sent: 8/16/2024 10:21:53 AM
spacheco@isp-law.com		Viewed: 9/16/2024 10:19:44 AM

Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
 Not Offered via DocuSign

Carbon Copy Events	Status	Timestamp
Tracy Garcia tracy@farmersres.com Security Level: Email, Account Authentication (None)	COPIED	Sent: 8/16/2024 10:21:54 AM Viewed: 9/16/2024 10:09:52 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/16/2024 10:21:54 AM
Certified Delivered	Security Checked	9/6/2024 12:59:41 PM
Signing Complete	Security Checked	9/14/2024 5:25:56 AM
Completed	Security Checked	9/14/2024 5:25:56 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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