

BEEBE DRAW FARMS AUTHORITY

2001 16th Street, Ste. 1700

Denver, CO 80202

Phone: 303-779-5710

A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at
<https://beebedrawfarmsauthority.colorado.gov>

NOTICE OF SPECIAL MEETING AND AGENDA

DATE: October 15, 2025

TIME: 6:00 p.m.

LOCATION: 16494 Beebe Draw Farms Parkway
Platteville, CO 80651
Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MTFmMDIxMzAtNDUyMy00YjE2LThjZDQtNzRjN2FhOWYxMDk2%40thread.v2/0?context=%7b%22id%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%225b9f6fa2-e9dd-42cc-bfd8-f7dd2ed196a6%22%7d

To attend via telephone, dial 720-547-5281 and enter Conference ID: 267 299 414#

Board of Directors

Bill Caldwell
Scott Edgar
Cindy Billinger
VACANT

Office

President
Secretary
Treasurer

Term Expires

May, 2027
May, 2026
May, 2026
May, 2027

I. ADMINISTRATIVE MATTERS

- A. Confirm quorum, location of meeting and posting of meeting notices.
- B. Call to order and approval of agenda.
- C. Present disclosures of potential conflicts of interest.
- D. Acknowledge the appointment of Diane Mead to the Authority Board with a term expiration of May 2027.
- E. Consider appointment of officers.

President:
Vice President:
Treasurer:
Secretary:

F. FIRST DISCUSSION

1. Review September 10, 2025, Regular Meeting Minutes (enclosure).

G. SECOND DISCUSSION

1. Consider approval of August 13, 2025, Special Meeting Minutes (enclosure).
2. Consider elimination of Community Administrative Assistant position.

II. CONSENT AGENDA

- A. Ratify the approval of the payment of claims (to be distributed).

III. PUBLIC COMMENT

IV. FINANCIAL MATTERS

A. FIRST DISCUSSION

1. Review payment of claims (to be distributed).
2. Review draft 2026 budget (to be distributed).

B. SECOND DISCUSSION

- 1.

V. OPERATIONS & MAINTENANCE

- A. Maintenance Manager Report.

- B. Status of request for water quality test and sludge test results at Lake Christina.

C. FIRST DISCUSSION

1. Review proposal from DNI Heating, AC, Refrigeration, Plumbing & Electrical for HVAC maintenance and duct work in the amount of \$12,228.26 (enclosure).
2. Review proposal from Big Horn buildings LLC for pillar replacements at Pool and Sales and Info Center in the amount of \$35,842.00 (enclosure).
3. Review proposal from Independent Roofing to remove and install siding and trim at the gatehouse in the amount of \$5,250.00 (enclosure).
4. Review proposal from Fortress Development Solutions for road grading from the end of the pavement on Beebe Draw Farms Parkway to County Road 415 in the amount of \$1,732.50 (enclosure).

5. Review proposals for maintenance facility garage door sealing and motor replacement at Sales and Info Center (to be distributed).
6. Review proposal from T. Case for 2025 paved road maintenance in the amount of \$36,800 (enclosure).

D. SECOND DISCUSSION

- 1.

E. EMERGENCY DISCUSSION

1. Review and consider approval of proposal from Greeley Lock & Key to install a new door and frame in the amount of \$3,106.31 (enclosure).
2. Ratify approval of proposals from Environmental Designs LLC for irrigation leak repair, reprogramming and irrigation winterization in the total amount of \$4,136.20 (enclosures).

VI. CAPITAL AMENITIES

- A. Update on Fiber Optics project/Enhanced Internet.

B. FIRST DISCUSSION

- 1.

C. SECOND DISCUSSION

- 1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1. Review Cost Verification Report No. 7 prepared by Schedio Group LLC in the amount of \$605,320.88 (enclosure).

B. SECOND DISCUSSION

1. Consider approval of Amended and Restated Improvement Acquisition and Reimbursement Agreement (BDFA-REI) (enclosure).

VIII. LEGAL MATTERS

A. FIRST DISCUSSION

1. Executive Session – Pursuant to Section 24-6-402(4)(b) C.R.S. to receive advice of legal counsel relating to Board-Staff Boundaries Policy (enclosure).

B. SECOND DISCUSSION

1.

IX. MANAGER MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1.

X. OTHER BUSINESS

A. Discuss and consider scheduling special meeting the week of October 20, 2025.

XI. ADJOURNMENT

The next regular meeting is scheduled for November 12, 2025 at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams (Budget Hearing).