

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 REGULAR MEETING AND AGENDA

DATE: December 10, 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_N2RlOWYzMTMtMDNhNi00MWVmLWE2OWUtZDg0YTlMTMzMWJk%40thread.v2/0?context=%7b%22Tid%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: 149 211 654#

Board of Directors

Bill Caldwell
Diane Mead
Scott Edgar
Cindy Billinger

Office

President
Vice-President
Secretary
Treasurer

Term Expires

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

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. FIRST DISCUSSION
 1. Review November 12, 2025, Regular Meeting Minutes (enclosure).
- E. SECOND DISCUSSION
 2. Consider approval of October 15, 2025, Special Meeting Minutes (enclosure).

3. Consider approval of October 20, 2025, Special Meeting Minutes (enclosure).
4. Consider approval of CliftonLarsonAllen LLP Statements of Work for 2026 (enclosure).
5. Consider approval of Property and Liability Coverage renewal for 2026. (enclosure).
6. Consider approval of workers' compensation coverage renewal (enclosure).
7. Consider approval of Administrative Matters Resolution (enclosure).
8. Consider approval of 2026 Meeting Resolution (enclosure).

II. PUBLIC COMMENT

III. FINANCIAL MATTERS

A. FIRST DISCUSSION

1. Review payment of claims (to be distributed).

B. SECOND DISCUSSION

1. Consider engagement with Wipfli to prepare the 2025 Audit.
2. Acknowledge CLA Cash Access Policy (enclosure).

IV. OPERATIONS & MAINTENANCE

A. Maintenance Manager Report.

B. FIRST DISCUSSION

- 1.

C. SECOND DISCUSSION

1. Consider approval of proposal from Environmental Design LLC for 2026 Maintenance Services in the amount of \$19,880.00 (enclosure).
2. Consider approval of proposal from Environmental Design LLC for 2026 Turf Improvements in the amount of \$2,327.36 (enclosure).
3. Consider approval of proposal from Environmental Design LLC for replace gate valves in the amount of \$5,186.04 (enclosure).
4. Consider approval of proposal from Environmental Design LLC for renozzle in the amount of \$4,000 (enclosure)

V. CAPITAL AMENITIES

A. Update on Fiber Optics project/Enhanced Internet.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

VI. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1. Review Change Order No. 1 from High Plains Landscaping Inc. for additional materials related to the drainage project in the amount of \$3,600 (enclosure).

B. SECOND DISCUSSION

1.

VII. LEGAL MATTERS

A. FIRST DISCUSSION

1. Icenogle Seaver Pogue, P.C., Updated Engagement Letter (enclosure).

B. SECOND DISCUSSION

1. Discuss establishing negotiation committee of one Board Member and the Authority Manager regarding the land conveyance matter.

VIII. MANAGER MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1.

IX. OTHER BUSINESS

X. EXECUTIVE SESSION 24-6-402(4)(b) C.R.S. TO RECEIVE LEGAL ADVICE RELATED TO THE LAND TRANSFER DISPUTE.

A. Post executive session direction (if any).

XI. ADJOURNMENT

The next regular meeting is scheduled for January 14, 2026 at 6:00 p.m. at the Sales and Info Center and via Microsoft Teams.