

BEEBE DRAW FARMS AUTHORITY

8390 E. Crescent Pkwy., Suite 300
Greenwood Village, CO 80111
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 11, 2024

TIME: 6:00 p.m.

LOCATION: Via Microsoft Teams

ACCESS: To attend via Microsoft Teams Videoconference, use the below link:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_Yzg4YTk1YWEtZTk0Mi00Y2UzLWI5YWItMTZkMTY2YzQ0ZGJk%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: 293 320 960#

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expires</u>
Bill Caldwell	President	May, 2025
Diane Mead	Vice-President	May, 2025
Scott Edgar	Secretary	May, 2026
Cindy Billinger	Treasurer	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 13, 2024 Special Meeting Minutes (enclosure).
- E. SECOND DISCUSSION
 - 1. Consider approval of October 9, 2024 Special Meeting Minutes (enclosure).
 - 2. Determine to not prepare Transparency Notice similar to Section 32-1-809, C.R.S.
 - 3. Consider approval of CliftonLarsonAllen LLP Statements of Work for management and accounting services for 2025 (enclosure).

4. Consider approval of Property and Liability Coverage renewal for 2025. Establish a committee to review the property schedule (enclosure).
5. Consider approval of workers' compensation coverage renewal (enclosure).
6. Consider adoption of Resolution No. 2024-12-__ Regarding 2025 Annual Administrative Matters (enclosure).
7. Consider adoption of Resolution No. 2024-12-__ Regarding 2025 Meeting Resolution (enclosure).
8. Consider adoption of Resolution No. 2024-12-__ Second Amendment to Amended and Restated Public Records Policy Resolution (enclosure).

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).

B. SECOND DISCUSSION

1. Continued public hearing on the proposed 2025 Budget. Consider adoption of resolution to adopt the 2025 budget and appropriate sums of money (to be distributed).
2. Approve engagement with Wipfli to prepare the 2024 Audit (enclosure).

V. OPERATIONS & MAINTENANCE

A. FIRST DISCUSSION

- 1.

B. SECOND DISCUSSION

1. Consider revisions to current policy regarding maintenance crew access to Sales and Info. Center for cleaning purposes and discuss possible amendments.
2. Approve 2025 Amenity Fees (enclosure).

VI. CAPITAL AMENITIES

- A. Update on Fiber Optics project.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

VII. INFRASTRUCTURE MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1. Approve Drexel, Barrell & Co. proposal for potholing in the amount of \$1.180.00 (enclosure).

VIII. LEGAL MATTERS

- A. Executive Session pursuant to Section 24-6-402(4)(b), C.R.S., to receive legal advice from general legal counsel.

B. FIRST DISCUSSION

1.

C. SECOND DISCUSSION

1.

IX. MANAGER MATTERS

A. FIRST DISCUSSION

1.

B. SECOND DISCUSSION

1. Review and consider authorization of website compliance coordinator to obtain a proposal for remediation services for statutorily required documents and authorize Board member to work with staff on proposal.

X. OTHER BUSINESS

XI. ADJOURNMENT

Informational Enclosure:

2025 billing rates for Icenogle Seaver Pogue PC (enclosure).

The next regular meeting is scheduled for January 8, 2025 at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams.

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE "AUTHORITY")
HELD
NOVEMBER 13, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the "Board") was convened on November 13, 2024, at 7:00 p.m. This Authority Board 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:
William ("Bill") Caldwell, President
Diane Mead, Vice-President
Cindy Billinger, Treasurer
Scott Edgar, Secretary

Also, In Attendance Were:
Lisa Johnson, Shauna D'Amato and Terri Boroviak, CliftonLarsonAllen LLP ("CLA")
Kayla Enriquez, Esq.; Icenogle Seaver Pogue, P.C. ("ISP")
Kelly Deitman, Catrena Rosentreader, Kelley Trujillo, MaryJo and Ed Farrell, Crystal Clark, Patty Caldwell, Brenda Lewis, Gerry Tschirpke, Tina Wernsman, Christine Hethcock, Melanie Briggs, Janet Konkell and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 7:25 p.m. The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by President Caldwell, seconded by Director Billinger 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:

October 9, 2024 Special Meeting Minutes:

Ms. Johnson presented the October 9, 2024 Special Meeting Minutes to the Board. No action was taken.

District Transparency Notice Similar to Section 32-1-809, C.R.S.:

Ms. Johnson and Ms. Enriquez reviewed the requirements with the Board. Discussion ensued. No action was taken.

CliftonLarsonAllen LLP Statements of Work for 2025:

Ms. Johnson reviewed the statements of work with the Board and discussed a fixed fee arrangement for the Authority for management and accounting services for 2025. Discussion ensued. No action was taken.

Property and Liability Coverage Renewal for 2025 and Property Schedule:

President Caldwell will work with Ms. D'Amato to review the insurance documents. No action was taken.

Worker's Compensation Coverage Renewal:

Ms. Johnson reviewed worker's compensation coverage with the Board. No action was taken.

Resolution No. 2024-11- Regarding 2025 Annual Administrative Matters:

Ms. Johnson reviewed the resolution with the Board. No action was taken.

Resolution No. 2024-11- Regarding 2025 Meeting Resolution:

The Board discussed holding meetings on the second Wednesday of each month at 6:00 p.m. at the Facilities and Maintenance Building and via Microsoft Teams. No action was taken.

Resolution No. 2024-11- Second Amendment to Amended and Restated Public Records Policy Resolution:

Ms. Johnson reviewed the resolution with the Board. No action was taken.

SECOND DISCUSSION:

September 18, 2024 Special Meeting Minutes:

Following review, upon a motion duly made by Director Billinger, seconded by Director Mead and, upon vote, majority carried, the Board approved the September 18, 2024 Special Meeting Minutes.

CONSENT AGENDA

Payment of Claims in the amount of \$21,840.83:

Ms. Johnson reviewed the consent agenda with the Board. Following discussion, upon a motion duly made by President Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board ratified the consent agenda, as presented.

PUBLIC COMMENT

Ken Rose communicated that the community will host a cookie making event at the Facilities and Maintenance Facility. It was noted that maintenance workers will make cookies and invite the community to stop by on November 23, 2024.

Crystal Clark requested the Operations and Maintenance forecasts that were requested by Director Edgar be provided for public review. Director Edgar will work with Bruce O'Donnell to do so.

FINANCIAL MATTERS

FIRST DISCUSSION

Payment of Claims:

Ms. Johnson and Ms. Boroviak reviewed the payment of claims with the Board. No action was taken.

Wipfli to Prepare the 2024 Audit:

Ms. Johnson and Ms. Boroviak reviewed the engagement letter with the Board. No action was taken.

SECOND DISCUSSION

2025 Draft Budgets from Beebe Draw Farms Metropolitan District Nos. 1 & 2. Public Hearing on the Proposed 2025 Authority Budget:

Ms. Johnson opened the public hearing to consider the proposed 2025 Authority Budget at 7:55 p.m. It was noted that Notice stating that the Board would consider adoption of the 2025 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

Ms. Boroviak presented the budget to the Board. It was noted that a shortfall in revenue was identified during the preparation of the budget. Ms. Johnson

recommended the Board take time to review and adopt the budget at the next meeting. Discussion ensued.

Ed Farrell asked if the infrastructure fund can be transferred to cover the deficit. Ms. Johnson responded that the Authority Establishment Agreement does not allow this.

Following discussion, upon a motion duly made by President Caldwell, seconded by Director Billinger and, upon vote, unanimously carried, the Board continued the public hearing to the meeting on December 11, 2024 at 6:00 p.m.

Ms. D’Amato was directed to organize a budget committee meeting sometime the first week in December.

OPERATIONS & MAINTENANCE

FIRST DISCUSSION

Current Policy Regarding Maintenance Crew Access to Sales and Info. Center for Cleaning Purposes and Possible Amendments:

Ms. Johnson reviewed the policy and needs with the Board, noting that the center needs to be cleaned on a regular basis such as every two weeks. Discussion ensued regarding potentially adopting a policy regarding such maintenance. No action was taken.

2025 Amenity Fees:

Ms. Johnson reviewed the 2025 Amenity Fees with the Board and inquired if an increase is desired. Ms. Clark, Director Billinger and President Caldwell will discuss further and present a recommendation for changes at a future meeting.

SECOND DISCUSSION

None.

CAPITAL AMENITIES

Fiber Optics Project:

Mr. Farrell provided an update for the Board, noting that Hilltop submitted a third BEAD application and a funding decision will be made in February 2025.

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION

Drexel, Barrell & Co. Proposal for Potholing in the amount of \$1.180.00:

Ms. Johnson reviewed the proposal with the Board, noting that it relates to the drainage matters the Authority is addressing on lots 74, 75 and 76. Director Caldwell explained that a gas line is in the way of the most efficient way to solve the runoff problem. In order to determine the depth of the gas line, potholing is required. No action was taken.

SECOND DISUSSION

None.

LEGAL MATTERS

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., to Receive Legal Advice from General Legal Counsel:

An Executive Session was not needed.

FIRST DISCUSSION

None.

SECOND DISUSSION

Policy Regarding Resident Communication:

Ms. Johnson reviewed the policy with the Board. Following discussion, upon a motion duly made by President Caldwell, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the Policy Regarding Resident Communication.

MANAGER MATTERS

FIRST DISCUSSION

Website Compliance Coordinator to Obtain a Proposal for Remediation Services for Statutorily Required Documents and Board Member to Work with Staff on Proposal:

Ms. D’Amato and Ms. Billinger reviewed the website documents and recommended documents to be remediated. The Board directed staff to provide a proposal for the Board to review at the next meeting.

SECOND DISCUSSION

Website Compliance Coordinator:

Following discussion, upon a motion duly made by Director Billinger, seconded by Director Mead and, upon vote, unanimously carried, the Board designated CLA as the website compliance coordinator.

OTHER MATTERS

President Caldwell provided an update to the pathway project, noting that it is almost complete, a beacon needs to be installed at a crosswalk, and a few punch list items have been requested of the contractor to be completed by December 2024.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Billinger, seconded by President Caldwell and, upon vote, unanimously carried, the Board adjourned the meeting at 8:44 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting

MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE “AUTHORITY”)
HELD
OCTOBER 9, 2024

A regular meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the “Board”) was convened on October 9, 2024, at 6:00 p.m. This District Board 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:
William (“Bill”) Caldwell, President
Diane Mead, Vice-President
Cindy Billinger, Treasurer
Scott Edgar, Secretary

Also, In Attendance Were:

Lisa Johnson, Shauna D’Amato and Terri Boroviak, CliftonLarsonAllen LLP (“CLA”)
Alan Pogue; Icenogle Seaver Pogue, P.C. (“ISP”)
Bruce O’Donnell, Carol Satersmoen, Kim and John Coleman, Kelly Deitman, Catrena Rosentreader, Kelley Trujillo, Linda Cox, Mike Konkel, Linda Black, Ed Farrell, Kent Lewis, Crystal Clark, Patty Caldwell, Brenda Lewis, Linda Black, Ken Rose, Gerry Tschirpke, Mary Jo Farrell, Steven Street, Judy Tunis and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 6:07 p.m. The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by Director Mead, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the agenda, as amended to add “Update on development status in Filing 2 regarding Weld County” to Infrastructure Matters.

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:

September 18, 2024 Special Meeting Minutes:

Ms. Johnson presented the September 18, 2024 Special Meeting Minutes to the Board. No action was taken.

SECOND DISCUSSION:

August 14, 2024 Special Meeting Minutes, September 5, 2024 Special Meeting Minutes and September 6, 2024 Special Meeting Minutes:

Following review, upon a motion duly made by Director Billinger, seconded by Director Mead and, upon vote, majority carried, the Board approved the August 14, 2024 Special Meeting Minutes, September 5, 2024 Special Meeting Minutes and September 6, 2024 Special Meeting Minutes.

CONSENT AGENDA

Payment of Claims in the amount of \$87,675.57:

Ms. Johnson and Ms. Boroviak reviewed the consent agenda with the Board. Following discussion, upon a motion duly made by President Caldwell, seconded by Director Billinger and, upon vote, unanimously carried, the Board ratified the consent agenda, as presented.

PUBLIC COMMENT

Linda Cox discussed the clubhouse rental fees and inquired where those fees go. Ms. Cox expressed concern that the community cannot use the clubhouse without cost.

Mike Konkel requested information regarding recent CORA requests and resident inquiries to be shared with the community.

Linda Black provided a brief history of past CORA requests where a previous resident was involved. Ms. Black expressed concern regarding high costs and staff harassment.

Ed Farrell inquired about transitions on engineering work for Filing 2. Mr. Farrell asked if a new company has been hired or paid by District to which Ms. Johnson responded that the Authority has not received nor paid any invoices from the new firm.

Kent Lewis expressed concerns regarding CORA requests and the community spending excess money on them. He inquired about what legal does to protect Authority employees

and if issuing cease and desist letters had been considered. Attorney Pogue explained these concerns are why it was brought as agenda item to meeting last time and why it's on agenda tonight. He noted cease and desist letters have not been considered yet.

Catrena Rosentreader expressed concerns regarding an increase in insects that may be a result of the FRICO project related to dredging Milton Reservoir and requested the 80/20 split of revenue as reflected in the current AEA be reviewed.

Linda Black requested that the community know how much money is being spent on CORA requests in 2024.

Brenda Lewis requested clarification as to who officially has office space at the Sales and Information Center, as a Property Owners Association and Beebe Draw Farms Metropolitan District No. 1 board member for rental and inquiry purposes.

Judy Tunis requested that the sales and information center be used strictly as a recreation center for the community. She also inquired as to when construction will be done on the FRICO dredging project as health issues have arisen. Director Edgar noted there will be construction for the next two to 40 years.

FINANCIAL MATTERS

FIRST DISCUSSION

Payment of Claims:

Ms. Johnson and the Board reviewed the payment of claims. No action was taken.

Draft 2025 Budget:

Ms. Johnson and the Board discussed the draft 2025 budget, including potentially having CLA bill the Authority on a fixed fee basis for 2025. The Board discussed a partial asphalt overlay project.

Mr. Farrell requested out of scope CORA requests are captured as a separate line item. Discussion ensued.

Ms. Rosentreader and President Caldwell discussed options for stocking the lake with fish. Ms. Clark and Ms. Boroviak discussed the ad valorem taxes and when they will be collected.

Discussion ensued regarding a community administrative assistant position, the duties and wages of the position and the Board directed staff to draft a job description.

Mr. O'Donnell provided an update on infrastructure funds regarding Filing 2 of Pelican Lake Ranch.

No action was taken.

SECOND DISCUSSION

None.

OPERATIONS & MAINTENANCE

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

CAPITAL AMENITIES

Fiber Optics Project:

Mr. Farrell provided an update for the Board, noting that Hilltop will submit a grant application at the end of October, with funding anticipated to be available in early 2025.

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION

Update on Filing 2 with Weld County:

Mr. O'Donnell provided an update for the Board, noting that Phase 1 of Filing 2 will be south of the existing homes. The plan is to not allow construction traffic on roads in the existing community. The Authority Establishment Agreement limits construction to 30 lots in the first phase, which will be underway in the second quarter of 2025 and will have an active sales and marketing program to sell the homes.

Currently no public hearings are scheduled with the County, but two will need to occur before the application can be approved. All lots are anticipated to be residential, no commercial.

SECOND DISCUSSION

None.

LEGAL MATTERS

Attorney Pogue provided a history regarding CORA requests received in 2024 and requested direction from the Board on how to proceed. Discussion ensued.

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., to Receive Legal Advice from General Legal Counsel:

Upon a motion duly made by Director Edgar, seconded by Director Mead and, upon vote, unanimously carried, the Board convened an executive session pursuant to Section 24-6-402(4)(b), C.R.S, to receive legal advice related to CORA requests and staff information requests from legal counsel at 8:34 p.m. The Board exited from executive session at 9:24 p.m.

Upon a motion duly made by President Caldwell, seconded by Director Edgar and, upon vote, unanimously carried, the Board directed staff to create the following policy, effective immediately, with ratification at the next meeting:

1. Formal direction to develop a policy with respect to communication to staff and Board that will go into effect immediately, formalized in writing and ratified.
2. All CORA requests for public records shall be submitted to the Authority on the request form on the website and emailed to the Authority Manager, Lisa Johnson to process, with Alan Pogue copied as necessary with compliance to statute.
3. Questions directed to CLA about amenities will be answered in short order.
4. All other email questions will be forwarded to a clearing house email address which will be monitored by a subcommittee of the Board. The community will be encouraged to direct questions about the Authority to that email address.
5. Residents that wish to address the Board must be consistent with historical practice of public comment at Board meetings, limited to three minutes, and staff is directed not to respond about the Authority matters beyond those amenities which can be answered.
6. Staff will forward requests to the clearing house email address if they cannot be answered in short order.

FIRST DISCUSSION

Policy Regarding Resident Communication:

This item was discussed when the Board exited from executive session and summarized above.

SECOND DISCUSSION

None.

MANAGER MATTERS

FIRST DISCUSSION

None.

SECOND DISCUSSION

Website Compliance Coordinator to Obtain a Proposal for Remediation Services for Statutorily Required Documents and Board Member to Work with Staff on Proposal:

The Board deferred this matter to the next meeting.

OTHER MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Mead, seconded by Director Edgar and, upon vote, unanimously carried, the Board adjourned the meeting at 9:31 p.m.

Respectfully submitted,

By _____

Secretary for the Meeting



Date: September 27, 2024

Special Districts Public Management Services Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Beebe Draw Farms Authority ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Lisa A. Johnson is responsible for the performance of the engagement and other services identified in this agreement.

Scope of Management Services

CLA will perform the following services for the district:

District Board of Directors ("Board") Meetings

- Coordination of board meetings
- Meeting attendance: district manager and/or designee will attend board meetings
- Preparation and distribution of agenda and informational materials as requested by the district
- Drafting of meeting minutes as assigned for approval by the board of directors
- Preparation and posting of notices required in conjunction with the meetings

Recordkeeping

- Maintain directory of persons and organizations for correspondence
- Repository of district records and act as custodian of records for purposes of CORA (as that term is defined in the district's Resolution Designating an Official Custodian for Purposes of the Colorado Open Records Act, Sections 24-72-201 et seq., C.R.S.)

Communications

- 24/7 answering services
- Website administration; CLA will oversee maintenance of the district's website as needed and requested by the district
- Assist with or lead the coordination of communication with municipal, county, or state governmental agencies as requested by the district

General Administration

- Coordination with district's insurance provider including insurance administration, comparison of coverage, processing claims, and completion of applications
- Coordination of insurance policy renewals and updates for approval by the district's board of directors
- In collaboration with district counsel, ensure contractors and sub-contractors maintain the required insurance coverage as required by the district
- Under the direction of the board of directors, supervise project processes and vendors as assigned by the board
- Coordinate with legal, accounting, engineering, auditing and other consultants retained by the district as directed by the board (CLA itself will not and cannot provide legal services)
- Assist with or lead the coordination efforts with municipal, county, or state governmental agencies as requested by the district
- Coordinate the administration of the district's rules and regulations as requested by the board
- Under the direction of district legal counsel, coordinate election processes for the district; CLA will not serve as the Designated Election Official ("DEO")

Accounts Payable Services to be Provided

- Coordinate review and approval of invoices with district accountant and board to ensure timely payment to vendors

In addition to these services, when, in the professional opinion of the district manager, other services are necessary, the district manager shall recommend the same to the board or perform such services and report to the board the nature of such services, the reason they were required, and the result achieved; provided however, with the exception of emergencies, that if such additional services are expected to cost more than \$2,000, the district manager shall discuss such costs with the board and receive prior authorization to perform such services.

Fees and terms

The professional fees (guaranteed through **December 31, 2025**) for these services are as follows:

Item	Fee
Fixed Fee	\$71,400/yr. to include the 5% tech fee

Included in the fixed fees are meetings and phone calls to discuss operations, business matters, and accounting matters of the entity. While the fixed fees entitle the entity to consultations with us, if organizational conditions change or the scope of the work requires substantial additional effort beyond what has been defined in this agreement, CLA agrees to perform the additional work at a mutually agreed upon price.

Out-of-pocket expenses such as out-of-town travel, meals, and lodging will be billed at cost and are not included in the fees quoted above. We will also add a technology and client support fee of five percent (5%) of all professional fees billed. The fee estimates are based on anticipated cooperation from your personnel and their assistance with preparing requested schedules. If the requested items are not available on the dates required or are not accurate, the estimated fees will likely be higher. If unexpected circumstances require significant additional time, we will advise you before undertaking work that would require a substantial increase in the fee estimate.

Billing rates guaranteed through December 31, 2025:

Services performed by	Rate per hour
Principal / Signing Director	\$330-\$475
Public Manager	\$190-\$265
Analyst / Assistant	\$155-\$190
District Administrator	\$150-\$190
Records Retention Professional	\$110-\$160

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and

administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the "Act"). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Lisa A. Johnson

Principal

17205523696

lisa.johnson@claconnect.com

Response

This SOW correctly sets forth the understanding of Beebe Draw Farms Authority and is accepted by:

CLA
CliftonLarsonAllen LLP

Lisa A. Johnson

Lisa A. Johnson, Principal

SIGNED 11/27/2024, 9:10:54 AM MST

Client
Beebe Draw Farms Authority

SIGN:

William Caldwell, President

DATE:



Date: September 28, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Beebe Draw Farms Authority ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Gigi Pangindian is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare as requested financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the as requested financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a) Prepare as requested financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b) As requested, apply accounting and financial reporting expertise to assist you in the presentation of your as requested financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c) Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d) Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e) If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f) If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSs) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the as requested financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The as requested financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a) The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b) The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c) The presentation of the supplementary information.
- d) The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e) The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

Services performed by	Rate per hour
Principal	\$300-\$650
Consulting CFO	\$290-\$400
Consulting Controller	\$240-\$380
Assistant Controller	\$210-\$300
Senior	\$150-\$230

Staff	\$130-\$190
Administrative Staff	\$120-\$170

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Gigi Pangindian

Principal

3032657821

gigi.pangindian@claconnect.com

Response

This SOW correctly sets forth the understanding of Beebe Draw Farms Authority and is accepted by:

CLA
CLA

Gigi Pangindian

Gigi Pangindian, Principal

SIGNED 12/5/2024, 12:04:48 PM MST

Client
Beebe Draw Farms Authority

SIGN:

Sharon Dillon

DATE:



Date: September 27, 2024

Special Districts Payroll Services Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Beebe Draw Farms Authority ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of payroll services

We will provide the following payroll preparation services each pay period based on information you provide:

- Perform payroll calculations within ADP
- Facilitate ADP's preparation of payroll checks and/or pay stubs
- Use ADP to initiate the electronic transfer of funds for employee net pay and payroll tax deposit

We will assist with the preparation of the following government forms, when applicable, for each calendar quarter-end and year-end with the understanding that ADP directly handles filing the payroll tax returns and payments:

- Form 941 – Employers Quarterly Tax Return
- State Employers Quarterly Withholding Return
- State Employers Quarterly Unemployment Return (SUTA)
- Form 940 – Employers Annual Federal Unemployment Tax Return
- All copies of required forms W-2 and W-3 – Transmittal of Tax and Wage Statements (annual)
- All necessary state forms (annual)

Our responsibility to you and limitations of the payroll services

We will prepare your federal and state (when applicable) payroll forms and tax returns.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. You agree that we shall not be responsible for any misstatements in the entity's payroll that we may not identify as a result of misrepresentations made to us by you.

If applicable, our payroll preparation services will include electronically transmitting management-approved information to taxing authorities and your financial institution to facilitate the electronic transfer of funds.

If applicable, our payroll preparation services will include transmitting management-approved federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf.

CLA's relationship with you shall be solely that of an independent contractor and nothing in the MSA or a SOW shall be construed to create or imply any relationship of employment, agency, partnership, or any relationship other than an independent contractor.

Your responsibilities

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Additionally, it is your responsibility to provide us with all of the information needed to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to particular withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls and payroll tax returns.
- Review and approval of paychecks or paystubs prior to issuance, and payroll registers for each pay period prior to submission of payroll information to ADP.
- Evaluation of information used in the preparation and filing of all government forms for accuracy.
- Before submission of payroll information to ADP, review and approval of each electronic funds transfer to be initiated on your behalf for employee net pay amounts, payroll tax, withholding

liabilities, and related benefit amounts.

- One-time authorization to your financial institution for it to make transfers and direct deposits in accordance with future instructions from ADP.
- One-time authorization for ADP to submit tax filings and complete electronic fund transfers on your behalf.
- Sign or approve ADP issuance of all physical and/or electronic payroll checks.

If applicable, we will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

Even if you have authorized CLA to file your employment tax returns and make your business and/or employment tax payments for you, please be aware that you are responsible for the timely filing of employment tax returns and the timely payment of business and/or employment taxes. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at www.eftps.gov, or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

Fees and terms

The billing rates (guaranteed through one year from 1st payroll live date) for these services are as follows:

Services performed by	Rate per hour
Payroll Analyst I	\$90-\$95
Payroll Analyst II	\$100-\$110
Senior Payroll Analyst	\$125-\$130

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

This agreement will automatically renew for one year from the rate guarantee expiration date unless it is cancelled in writing at least 30 days prior to the expiration date or is changed by the mutual signing of a new SOW. The terms of the applicable MSA shall continue to govern this SOW if the SOW is automatically renewed.

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

Tax examinations

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you subject to a separate SOW. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs pursuant to a separate SOW.

Record retention

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper

recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

Tax consulting services

This SOW also covers tax consulting services that may arise for which the entity seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax authority rules, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for the entity's information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax regulations, or to the related judicial and administrative interpretations.

Legal compliance

The entity agrees to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to the entity or the entity's business, including the accuracy and lawfulness of any reports the entity submits to any government regulator, authority, or agency. The entity also agrees to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by the entity to any governmental or regulatory body, or for any insurance reimbursement in the event that the entity is requested to do so by any lawful authority. CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Gigi Pangindian

Principal

3032657821
gigi.pangindian@claconnect.com

Response

This SOW correctly sets forth the understanding of Beebe Draw Farms Authority and is accepted by:

CLA
CLA

Gigi Pangindian

Gigi Pangindian, Principal

SIGNED 12/5/2024, 12:05:32 PM MST

Client
Beebe Draw Farms Authority

SIGN:

Sharon Dillon

DATE:



Renewal Documents and Invoice 1/1/2025 to EOD 12/31/2025

Acceptance of this coverage is evidenced only by payment of the enclosed invoice by January 1, 2025.

The following renewal documents are attached where applicable:

1. Invoice: Payment is due by January 1, 2025. Please return a copy of the invoice with your payment to ensure it is applied correctly. We have attached Payment Instructions providing details on how to make payment and when cancellation could occur.
2. Comparison of Annual Contributions.
3. Deductible Options:
 - Provides the difference in cost by coverage line if you were to increase or decrease the deductible for that specific coverage.
4. Quote for Excess Liability limits for your consideration:
 - Limits of up to \$8 million, in excess of the primary \$2 million Liability limit, are available. Although the primary \$2 million Liability limit is sufficient to cover the CGIA tort cap, we do recommend you consider purchasing higher limits primarily due to special districts' unlimited liability to federal civil rights, discrimination, harassment, whistle blowing, and other employment-related practices claims.
5. Coverage Declaration Pages: Informational page summarizing the key points about the coverage provided including limits and deductible descriptions for all coverage provided. Full coverage forms will be available at csdpool.org/documents by January 1, 2025.
6. Schedules: Lists of exposures and values.
7. Certificates of coverage: Originals are mailed directly to each Certificate Holder when applicable.
8. Automobile identification cards: Hard copies will be mailed when applicable.



Property and Liability Coverage Invoice

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.	Entity ID	Effective Date	Expiration Date	Invoice Date
25PL-61119-3496	61119	1/1/2025	EOD 12/31/2025	12/4/2024

Coverage	Contribution
Auto Liability	\$1,390.00
Auto Physical Damage	\$943.00
General Liability	\$4,333.00
Property	\$22,417.00
Crime	\$322.00
Non-Owned Auto Liability	\$132.00
Hired Auto Physical Damage	\$65.00
Equipment Breakdown	\$1,573.00
No-Fault Water Intrusion & Sewer Backup	\$351.00
Public Officials Liability	\$1,183.00
Excess	\$1,921.00
Pollution	\$0.00

Total Contribution	\$34,630.00
---------------------------	--------------------

Estimated Annualized Contribution (for budgeting purposes only) \$34,630.00

Please note: where included above, Hired Auto Physical Damage and Non-Owned Auto Liability are mandatory coverages and may not be removed. No-Fault Water Intrusion & Sewer Backup coverage may only be removed with completion of the No-Fault Opt Out Endorsement.

The following discounts are applied (Not applicable to minimum contributions):

4.73% Continuity Credit Discount

8% Multi Program Discount for WC Program Participation

Payment Due by January 1, 2025

The total contribution includes a 10% Commission, which calculates to \$3,463.00 paid to the broker reflected above.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the board of directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Remit checks to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3



Payment Instructions

We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). An FAQ is available at the bottom of the landing page. For detailed instructions, please click [here](#).
2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

To ensure your payment is accurately applied, always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Let us know if you wish to use this method and we will be happy to provide you with these instructions.

In accordance with the Intergovernmental Agreement (IGA), you have sixty (60) days after the due date shown on the invoice to make your contribution payment. If you fail to make payment, automatic cancellation of coverage will occur on the 61st day. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.

Annual Comparison of 2025 and 2024 contributions.
Loss Ratios based on participation years from 2016 to 2023

Beebe Draw Farms Authority

Year	Contribution
2025	\$34,630.00
2024	\$33,655.00
Difference	\$975.00
% Difference	2.90%

General Liability	Contribution	TOE
Yr. 2025	\$4,333.00	\$780,522.00
Yr. 2024	\$2,557.00	\$430,225.00
Difference	\$1,776.00	NaN
% Difference	69.46%	0.00%
Loss Ratio	55.61%	

Equipment Breakdown	Contribution
Yr. 2025	\$1,573.00
Yr. 2024	\$1,530.00
Difference	\$43.00
% Difference	2.81%
Loss Ratio	0.00%

Auto Liability	Contribution	Auto Count
Yr. 2025	\$1,522.00	5
Yr. 2024	\$1,202.00	5
Difference	\$320.00	0
% Difference	29.91%	0.00%
Loss Ratio	0.00%	

Crime	Contribution
Yr. 2025	\$322.00
Yr. 2024	\$316.00
Difference	\$6.00
% Difference	1.90%
Loss Ratio	0.00%

Auto Physical Damage	Contribution	TIV
Yr. 2025	\$1,008.00	\$0.00
Yr. 2024	\$740.00	\$0.00
Difference	\$268.00	\$0.00
% Difference	39.70%	0.00%
Loss Ratio	0.00%	

Public Officials Liability	Contribution	EE Count
Yr. 2025	\$1,183.00	3
Yr. 2024	\$1,163.00	3
Difference	\$20.00	0
% Difference	1.72%	0.00%
Loss Ratio	0.00%	

Property/Inland Marine	Contribution	TIV
Yr. 2025	\$22,417.00	\$4,275,011.00
Yr. 2024	\$24,606.00	\$4,236,922.00
Difference	\$-2,189.00	\$38,089.00
% Difference	-8.90%	0.90%
Loss Ratio	202.84%	

Excess Liability	Contribution
Yr. 2025	\$1,921.00
Yr. 2024	\$1,334.00
Difference	\$587.00
% Difference	44.00%
Loss Ratio	0.00%

Earthquake	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

Flood	Contribution
Yr. 2025	\$0.00
Yr. 2024	\$0.00
Difference	\$0.00
% Difference	0.00%
Loss Ratio	0.00%

No Fault	Contribution
Yr. 2025	\$351.00
Yr. 2024	\$207.00
Difference	\$144.00
% Difference	69.57%
Loss Ratio	0.00%



Deductible Options

Beebe Draw Farms Authority

Based on Coverage 25PL-61119-3496 data as of 12/4/2024

Auto Liability	
\$0.00	\$1,390.00
\$500.00	\$1,107.00
\$1,000.00	\$1,033.00
\$2,500.00	\$959.00
\$5,000.00	\$886.00
\$7,500.00	\$855.00
\$10,000.00	\$812.00

General Liability	
\$0.00	\$4,333.00
\$500.00	\$3,434.00
\$1,000.00	\$3,222.00
\$2,500.00	\$3,010.00
\$5,000.00	\$2,798.00
\$7,500.00	\$2,716.00
\$10,000.00	\$2,585.00

Auto Physical Damage	
Comprehensive and Collision Deductibles	
<i>Both \$500.00</i>	\$1,295.00
<i>Both \$1,000.00</i>	\$934.00
<i>Both \$2,000.00</i>	\$874.00
<i>Both \$2,500.00</i>	\$843.00
<i>Both \$5,000.00</i>	\$801.00
<i>Both \$7,500.00</i>	\$758.00
<i>Both \$10,000.00</i>	\$728.00

Property	
Property and Inland Marine Deductibles (IM Max	
<i>Both \$250.00</i>	\$26,379.00
<i>Both \$500.00</i>	\$22,521.00
<i>Both \$1,000.00</i>	\$22,079.00
<i>Both \$2,500.00</i>	\$21,700.00
<i>Both \$5,000.00</i>	\$21,296.00
<i>Property \$7,500.00</i>	\$21,082.00
<i>Property \$10,000.00</i>	\$20,816.00
<i>Property \$25,000.00</i>	\$19,888.00
<i>Property \$50,000.00</i>	\$18,950.00
<i>Property \$100,000.00</i>	\$17,855.00
\$5,000)	

No-Fault	
\$500.00	\$351.00
\$1,000.00	\$245.00
\$2,500.00	\$228.00
\$5,000.00	\$175.00
\$7,500.00	\$158.00

Public Officials Liability	
EPLI \$100,000 &:	
POL \$1,000.00	\$1,183.00
POL \$2,500.00	\$1,173.00
POL \$5,000.00	\$1,163.00
POL \$7,500.00	\$1,163.00
POL \$10,000.00	\$1,163.00
POL \$1,000 &:	
EPLI \$5,000.00	\$3,337.00
EPLI \$7,500.00	\$2,978.00
EPLI \$10,000.00	\$2,619.00
EPLI \$25,000.00	\$1,901.00
EPLI \$50,000.00	\$1,542.00
EPLI \$100,000.00	\$1,183.00

Equipment Breakdown	
\$1,000.00	\$1,573.00
\$2,500.00	\$1,542.00
\$5,000.00	\$1,400.00
\$7,500.00	\$1,369.00
\$10,000.00	\$1,322.00



2025 Excess Liability Options Proposal

This Proposal Does Not Bind Coverage

This report demonstrates what it would cost your district to increase coverage from your current limit of liability to a higher limit.

Named Member: Beebe Draw Farms Authority

Certificate Number: 25PL-61119-3496

<u>Excess Limit</u>	<u>Annual Excess Contribution</u>	<u>Change in Contribution</u>
\$1,000,000	\$1,020	\$-901
\$2,000,000	\$1,478	\$-443
\$3,000,000	\$1,699	\$-222
\$4,000,000	\$1,777	\$-144
\$5,000,000*	\$1,921	\$0
\$6,000,000	\$2,069	\$148
\$7,000,000	\$2,217	\$296
\$8,000,000	\$2,364	\$443

* This is your current excess limit.

Note: This is not your Coverage Document. It was created solely for informational purposes.

12/4/2024



Public Entity Liability and Auto Physical Damage Certificate Holder Declaration

Master Coverage Document Number: CSD Pool CT C 01 01 25 and CSD Pool PEL 01 01 25

Certificate Number: 25PL-61119-3496

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Coverage Period: 1/1/2025 to EOD 12/31/2025

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage is provided only for those coverages indicated below for which a contribution is shown.

Coverage	Per Occurrence Limit	Annual Aggregate Limit	Deductible	Contribution
Public Entity Liability Coverage including:	\$2,000,000	None		
General Liability	Included	None	None	\$4,333
Medical Payments - Premises	\$10,000	None	None	Included
Employee Benefits Liability	Included	None	None	Included
Public Officials Liability	Included	None	\$1,000	\$1,183
Employment Practices Liability	Included	None	**\$100,000	Included
Pre Loss Legal Assistance	\$5,000	\$10,000	None	Included
No-Fault Water Intrusion & Sewer Backup	\$200,000 limited to \$10,000 Any One Premises	***\$1,000,000	\$500	\$351
Cyber	\$200,000	**\$200,000	\$1,000	Included
Fiduciary Liability	\$200,000	**\$200,000	\$1,000	Included
Excess Liability - Coverage agreements A,B,C,D	\$5,000,000	None	None	\$1,921
Auto Liability	Included	None	None	\$1,390
Medical Payments – Auto	\$10,000	None	None	Included
Non-Owned and Hired Auto Liability	Included	None	None	\$132
Uninsured/Underinsured Motorists Liability	Included	None	None	Included
Auto Physical Damage	Per Schedule	Per Schedule	Per	\$943
Hired Auto Physical Damage	\$50,000	N/A	\$500/\$500	\$65
Auto Physical Damage – Employee Deductible Reimbursement	\$2,500	N/A	None	Included

Total Contribution \$10,318

*Employment Practices Liability Deductible: 50% of loss including Indemnity and Legal Expenses subject to a maximum deductible of \$100,000 each occurrence.

**A \$5,000,000 All Member Annual Aggregate Limit shall apply to Cyber.

**A \$1,000,000 All Member Annual Aggregate Limit shall apply to Fiduciary Liability.

***No-Fault Water Intrusion & Sewer Backup has \$1,000,000 All Member Annual Aggregate Limit.

Additional Endorsements applicable to Member:

Additional Covered Member - Designated Person or Organization Automatic Status when Required under a written contract or agreement with the Member

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Public Entity Liability Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:

Authorized Representative



LIABILITY ENDORSEMENT

Named Member Beebe Draw Farms Authority	Endorsement CSD Pool Additional Covered Member – Designated Person or Organization 01 01 22
Certificate Number 25PL-61119-3496	Effective Date of Endorsement 1/1/2025
Issued By Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PUBLIC ENTITY LIABILITY COVERAGE DOCUMENT

ADDITIONAL COVERED MEMBER – DESIGNATED PERSON OR ORGANIZATION AUTOMATIC STATUS WHEN REQUIRED UNDER A WRITTEN CONTRACT OR AGREEMENT WITH THE MEMBER

PLEASE READ CAREFULLY

Automatic Status of Additional Covered Member, Person(s), or Organization(s)

Note: Additional Covered Member Status may only be provided to a person or organization who the **Member** has agreed to include as an Additional Covered Member under a written contract or agreement, provided such contract was executed prior to the date of loss.

Section I – Coverage Agreements is amended to include as Additional Covered Member any person or organization when the **Member** and such person or organization have agreed in writing in a contract or agreement that such person or organization be added as an Additional Covered Member on the **Member's** policy. Such person or organization is an Additional Covered Member with respect to liability for those sums which the **Member** shall be legally obligated to pay as damages for "bodily injury", "personal injury", "property damage", or a "wrongful act(s) caused, in whole or in part, by the **Member's** acts or omissions, or the acts or omissions of those acting on its behalf.

- A. In the performance of ongoing operations performed by the **Member**.
- B. A person's or organization's status as an Additional Covered Member under this Endorsement ends when their written contract or agreement with the **Member** ends.
- C. With respect to the coverage afforded to the Additional Covered Members, this coverage does not apply to any "occurrence" which takes place after the written contract or agreement expires.



Property Certificate Holder Declaration

Master Coverage Document Number: CSD Pool CTC 01 01 25 and CSD Pool Property 01 01 25

Certificate Number: 25PL-61119-3496

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Limit of Coverage per Occurrence:

\$4,275,011 Reported Buildings, Business Personal Property, Other Scheduled Items, Outdoor Property and EDP per Schedule.

\$250,000 Business Income including Extra Expense/Rental Income sublimit unless a higher amount is specified on Schedule.

\$164,831 Inland Marine Scheduled items.

\$0 Excess of \$2,000,000 Earthquake Limit per occurrence and annual aggregate per Property Schedule.

\$0 Excess of \$2,000,000 Flood Limit per occurrence and annual aggregate per Property Schedule.
Flood Zone A and Flood Zone V are subject to an all member combined limit of \$60,000,000 per occurrence and annual aggregate.

Locations Covered:

Per Schedules on file. Property in Course of Construction must be shown on the Schedule to be covered.

Report of Values:

Annual Statement of Values must be submitted and additions/deletions are to be reported as they occur.

Perils Covered:

Risk of Direct Physical Loss subject to the terms, conditions, and exclusions in the Master Property Coverage Document.

Deductibles:

\$500 Per Occurrence, except where noted on Member's Schedules

Earthquake - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

Flood - 2% Per Occurrence of the value of the covered damaged property at the time of loss, subject to a \$5,000 minimum and \$50,000 maximum.

Contribution:

\$22,417

Additional Endorsements applicable to Member:

Cosmetic Damage Exclusion

Wind and Hail Deductible Endorsement

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Property Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by:



Authorized Representative



PROPERTY ENDORSEMENT

Named Member: Beebe Draw Farms Authority	Endorsement: CSD Pool Wind Hail Deductible 01 01 23
Certificate Number: 25PL-61119-3496	Effective Date of Endorsement: 1/1/2025
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies coverage provided under the following:

PROPERTY COVERAGE DOCUMENT
WIND AND HAIL DEDUCTIBLE
PLEASE READ IT CAREFULLY

The following is added to Section 2. **DEDUCTIBLE:**

E. Wind and/or Hail damage to a building or structure identified in the Member District property schedule as Real Property or Outdoor Property:

In respect to Member District's whose total scheduled property values are below \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$50,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

In respect to Member District's whose total scheduled property values are over \$25M, 2% per **Occurrence** of the value of the covered damaged property and applicable business income at the time the loss occurs, subject to a \$5,000 minimum and \$75,000 maximum per **Occurrence**, unless a higher deductible is scheduled at the damaged location.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.

Named Member: Beebe Draw Farms Authority	Endorsement: CSD Pool Cosmetic Damage Exclusion 01 01 25
Certificate Number: 25PL-61119-3496	Effective Date of Endorsement: 1/1/2025
Issued By: Colorado Special Districts Property and Liability Pool	

This endorsement modifies the coverage provided under the following:

**PROPERTY COVERAGE DOCUMENT
COSMETIC DAMAGE EXCLUSION
PLEASE READ IT CAREFULLY**

The following is added to Section 8 PERILS EXCLUDED:

V. Against Cosmetic Damage to Roof Surfacing caused by or resulting from wind and/or hail to a building or structure identified in the **Member District** property schedule as **Real Property** or **Outdoor Property**.

For purposes of this endorsement, the following is added to SECTION 35 ADDITIONAL DEFINITIONS:

Roof Surfacing means the shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof and includes all materials used in securing the roof surface and all materials applied to or under the roof surface for moisture protection, as well as roof flashing, vent covers and gutters.

Cosmetic Damage means that the wind and/or hail caused marring, pitting or other superficial damage that altered the appearance of the roof surfacing, but such damage does not prevent the roof from continuing to function as a barrier to entrance of the elements to the same extent as it did before the cosmetic damage occurred.

However, this exclusion shall not apply to **Cosmetic Damage** to the front entry, areas of **Roof Surfacing** visibly apparent to a pedestrian from the street or sidewalk composing less than 25% of the roof area of a **Member District's** scheduled building or structure identified as **Real Property** or **Outdoor Property**. The **Pool** will pay for **Cosmetic Damage** to such areas, limited to less than 25% of the roof area of the scheduled building or structure, subject to all other terms, conditions and exclusions of the Property Coverage Form.

ALL OTHER TERMS AND CONDITIONS OF THE PROPERTY COVERAGE FORM REMAIN UNCHANGED.



Equipment Breakdown Declarations

Master Coverage Document Number: CSD Pool EB 01 01 21

Certificate Number: 25PL-61119-3496

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Covered Equipment:

Equipment that (1) generates, transmits or utilizes energy, including electronic communications and data processing equipment; or (2) which during normal usage, operates under vacuum or pressure, other than the weight of its contents.

Locations:

Property must be at a location described in the Named Member's current Schedule of Property on file with the CSD Pool and must be owned, leased, or operated under the control of the Member District.

Equipment Breakdown Limit: \$3,637,002 Scheduled Property

Sub Limits:

Newly Acquired Locations (90 Days Reporting)	\$2,500,000
Business Income / Extra Expense	\$1,000,000
Expediting Expenses	\$1,000,000
Rental Income	\$1,000,000
Demolition & Increased Cost of Construction	\$1,000,000
Off-Premises Equipment Breakdown	\$500,000
Service Interruption	\$250,000
Hazardous Substances	\$250,000
Perishable Goods	\$250,000
Data Restoration	\$250,000
Green Property Upgrade	\$100,000
Public Relations Coverage	\$5,000

Deductible: \$1,000 per Occurrence

Contribution: \$1,573

This Equipment Breakdown Declarations is made and is mutually accepted by the CSD Pool and the Member District subject to all terms which are made a part of the Equipment Breakdown Coverage Document. This Certificate represents only a brief summary of coverages. Please refer to the Equipment Breakdown Coverage Document for actual coverage, terms, conditions, and exclusions.

Countersigned by: _____

A handwritten signature in black ink, appearing to read "Joseph W. Page", is written over a horizontal line.

Authorized Representative

Crime Certificate Holder Declaration

Master Coverage Document Number: J05931794
Certificate Number: 25PL-61119-3496

Insurer: Federal Insurance Company (Chubb)
Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority
 c/o CliftonLarsonAllen LLP
 8390 East Crescent Parkway, Suite 300
 Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Covered Designated Agent(s):

Coverages and Limits:

Employee Theft:	\$25,000
<ul style="list-style-type: none"> · Limit is maximum for each loss · Employee includes executives, full-time, part-time, seasonal, leased and temporary employee(s), interns or non-compensated volunteer. · Includes funds from a sponsored benefit plan. 	
Public Official Faithful Performance of Duty:	\$25,000
Client Theft:	\$25,000
Forgery or Alteration:	\$25,000
On Premises:	\$25,000
In Transit:	\$25,000
Computer System Fraud:	\$25,000
Funds Transfer Fraud:	\$25,000
Debit, Credit or Charge Card Fraud:	\$25,000
Money Orders and Counterfeit Paper Currency Fraud:	\$25,000
Social Engineering Fraud:	\$25,000

Deductible(s):

All Crime except Social Engineer Fraud:	\$250
Social Engineering Fraud:	20% of Social Engineering Fraud Limit

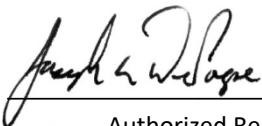
Contribution:

\$322

Policy Forms:

PF-52815 (04/20)	The Chubb Primary SM Commercial Crime Insurance
MS-372431 (02/24)	Governmental Entity (Colorado Special Districts Pool) Endorsement
PF-53127 (02/21)	Colorado Amendatory Endorsement
MS-371960.3 (09/23)	Social Engineering Fraud Official Authorization Endorsement

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Master Crime Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Policy Documents for actual coverage, terms, conditions, and exclusions.

Countersigned by:  _____
 Authorized Representative



Identity Recovery Certificate Holder Declaration

Master Coverage Policy Number:

CSD 2009 CP IDR Form 01 01 21

Insurer:

The Hartford Steam Boiler Inspection
and Insurance Company

Certificate Number: 25PL-61119-3496

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Member:

All permanent employees and District Board members participating in the Colorado Special Districts Property and Liability Pool; Special District Association of Colorado staff and Board of Directors.

Coverage:

Reimbursement coverage for expenses arising from a defined "Identity Theft" event. Including: legal fees for answer of civil judgements and defense of criminal charges; phone, postage, shipping fees; notary and filing fees; credit bureau reports; lost wages; child/elder care and mental health counseling.

This coverage does not reimburse the member for monies stolen or fraudulently charged to the member, and excludes loss arising from the member's fraudulent, dishonest or criminal act.

Annual Aggregate Limit per Member: \$35,000

Case Management Service Expenses - does not reduce the limit available

Legal Costs - reduces the limit available

Sub Limits:

\$5,000	Lost Wages and Child/Elder Care
\$1,000	Mental Health Counseling
\$1,000	Miscellaneous Expenses

Coverage Trigger: Coverage is provided on a discovery basis with a 60-day reporting requirement

Claims: For Recovery Assistance and Counseling, please call 1-800-945-4617

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Identity Recovery Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by:

A handwritten signature in black ink, appearing to read "Joseph L. W. Page", is written over a horizontal line.

Authorized Representative



Environmental Legal Liability Certificate Holder Declaration

Master Policy Number: ER00A9V25
Certificate Number: 25PL-61119-3496
Named Member:
 Beebe Draw Farms Authority
 c/o CliftonLarsonAllen LLP
 8390 East Crescent Parkway, Suite 300
 Greenwood Village, CO 80111

Insurer: Aspen Specialty Insurance Company
Coverage Period: 1/1/2025 to EOD 12/31/2025
Broker of Record:
 Highstreet TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Claims-Made Coverage:

1. **First Party Protection:** For coverages 1.a – 1.d, the pollution incident must be first discovered by the responsible insured and reported to the insurer during the policy period.
 - a. **Clean up:** Covers clean-up costs resulting from a pollution incident on, at, under, or migrating from or through an insured location.
 - b. **Emergency Response:** Covers emergency response cost resulting from a **Pollution Incident**.
 - c. **Pollution Incident:** (i) on, at, under or migrating from or through an insured location; (ii) caused by transportation; or (iii) caused by covered operations.
 - d. **Environmental Crisis:** Covers crisis cost resulting from a crisis event.
 - e. **Business Interruption:** Covers business interruption cost and extra expense incurred by the insured and solely and directly by a pollution incident on, at or under an insured location, provided the pollution incident results in clean-up cost covered by this policy.

2. **Legal Liability Protection:** For coverages 2.a – 2.d, the claim for damages because of such bodily injury or property damage, or a claim for such clean-up cost, is first made against an insured and reported to the insurer during the policy period.
 - a. **Insured Location:** Covers sums the insured becomes legally obligated to pay: (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through an insured location.
 - b. **Non-owned Site:** Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident on, at under, or migrating from or through any non-owned site.
 - c. **Transportation:** Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by transportation.
 - d. **Covered Operations:** Covers sums the insured becomes legally obligated to pay (i) as damages because of bodily injury or property damage; or (ii) for clean-up costs, resulting from a pollution incident caused by covered operations or completed operations.

Limits of Liability: \$1,000,000 Each Pollution Incident
 \$5,000,000 Total Policy and Program Aggregate – Shared All Members
 Sublimits: \$500,000 Environmental Crisis Aggregate
 \$250,000 Business Interruption Aggregate
 \$100,000 Perfluorinated Compounds Aggregate

Member Deductible: \$1,000 Each Pollution Incident

Retroactive Date: January 1, 2009 (unless otherwise specified)
Defense Costs: Legal defense expenses and settlement shall erode the Limits of Liability

Partial List of Exclusions:

Asbestos, Contractual Liability, Criminal Fines and Criminal Penalties, Cross Liability (Insured vs. Insured), Damage to Insured's Product/Work, Divested Property, Employers Liability, Fraud or Misrepresentation, Intentional Non-Compliance, Internal Expenses, Known Conditions, Lead-Based Paint, Material Change in Risk, Non-Owned Disposal Sites, Underground Storage Tanks and Above Ground Storage Tanks excluded unless scheduled, Vehicle Damage, War or Terrorism, Workers Compensation, Lead at all gun or shooting ranges, Maintenance, Upgrades, Improvements or Installations where required by law, Microbial Matter with carveback for sudden and accidental water intrusion; 10-day discovery period/30 day reporting period, Prior Claims, Communicable Disease

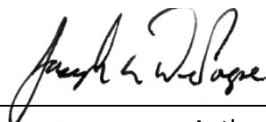
Policy Forms:

ASPENV110 06 17	Environmental Legal Liability Policy
ASPENV098 11 17	Cap on Losses from Certified Acts of Terrorism
ASPENV340 05 17	Insured Location(s) Schedule Endorsement
ASPENV310 05 17	Known Conditions Exclusion Endorsement
ASPENV316 05 17	Legal Expense Aggregate Limit of Liability Endorsement
ASPENV117 11 17	Self-Insured Retention Aggregate (Erosion by Underlying Policies)
ASPENV117 11 17	Sewage Back-up Deductible Amendatory Endorsement
ASPENV117 11 17	Perfluorinated Compounds, Sublimit and Retroactive Date Amendatory Endorsement
ASPENV117 11 17	Cancellation Amendatory Endorsement
ASPENV117 11 17	Microbial Matter Exclusion Endorsement
ASPENV117 11 17	Maintenance, Upgrade, Improvements or Installations Exclusion Endorsement
ASPENV117 11 17	Retroactive Date All Coverage Endorsement
ASPENV117 11 17	Microbial Matter Sudden and Accidental Coverage Limitation Amendatory Endorsement
ASPENV117 11 17	Insured Location/Acquired Property Endorsement
ASPENV117 11 17	Public Entity Amendatory Endorsement
ASPENV322 05 17	Minimum Earned Premium Endorsement
ASPENV341 05 17	Named Insured Schedule Endorsement
ASPENV118 11 17	Nuclear, Biological, Chemical, or Radiological Terrorism Exclusion
ASPENV003 05 17	Other Insurance Condition Amendatory Endorsement
ASPER334 01 14	Prior Claim Exclusion Endorsement
ASPENV338 04 19	Schedule of Crisis Management Firms Endorsement
ASPENV431 11 17	Aspen Environmental Emergency Response Hotline
SNCO 1021	Colorado Surplus Lines Notice
ASPENV117.EL.0920.X	Communicable Disease Exclusion

Additional Endorsements Applicable to Named Member:

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all coverage terms under the Pollution Liability Policy #EV00A9V25 issued by Aspen Specialty Insurance Company. This Certificate represents a brief summary of coverages. Please refer to the Master Coverage Document for all coverage terms, conditions and exclusions.

Countersigned by:



Authorized Representative

Terrorism, Sabotage and Malicious Attack Certificate Holder Declaration

Master Coverage:

Physical Loss or Physical Damage
Terrorism Liability
Malicious Attack
Malicious Attack combined liability

Insurer:

Lloyds, Hiscox Syndicate 33

Certificate Number: 25PL-61119-3496

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

Broker of Record:

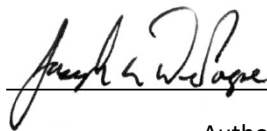
Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage for All CSD Pool Members combined	Per Occurrence Limit	Annual Aggregate Limit	Deductible
All Coverages Combined	n/a	\$105,000,000	n/a
Terrorism and Sabotage – Physical Loss or Damage	\$100,000,000	\$100,000,000	\$10,000
Terrorism – Combined Liability	\$10,000,000	\$10,000,000	\$10,000
Malicious Attack – Physical Loss or Damage & Combined Liability	\$5,000,000	\$5,000,000	\$5,000
<i>Malicious Attack Sub-limits applicable:</i>			
Prevention or Restriction of Access	\$2,500,000	\$2,500,000	\$5,000
Utilities	\$2,500,000	\$2,500,000	\$5,000
Personal Accident Costs	\$250,000	\$250,000	\$5,000
Crisis Management Costs	\$250,000	\$250,000	\$5,000

Report all Claims to: Phone: (800) 318-8870, ext. 1
Email: claims@csdpool.org

This Certificate Holder Declaration is made and is mutually accepted by the CSD Pool and the Named Member subject to all terms which are made a part of the Terrorism, Sabotage and Malicious Attack Coverage Policy. This Certificate represents only a brief summary of coverages. Please refer to the Master Coverage document for actual coverage, terms, conditions, and exclusions.

Countersigned by:



Authorized Representative

**General Liability Schedule
Metropolitan District**

Policy Number: 25PL-61119-3496
Named Member: Beebe Draw Farms Authority

Coverage Period: 1/1/2025 – EOD 12/31/2025
Broker: Highstreet TCW Risk Management

Code	Description	Unit	Amount	Effective Date	Expiration Date
1	1-Number of Skate Board Parks	Total	0.00	1/1/2025	12/31/2025
2	2-Number of Diving Boards	Total	0.00	1/1/2025	12/31/2025
3	3-Number of Water Slides	Total	0.00	1/1/2025	12/31/2025
4	4-Maximum Bond Issued	Dollars	0.00	1/1/2025	12/31/2025
5	5-Number of Bonds Issued	Total	0.00	1/1/2025	12/31/2025
20	20-Day Care Operations - Total Annual Payroll	Dollars	0.00	1/1/2025	12/31/2025
30	30-Number of EMT Personnel	Total	0.00	1/1/2025	12/31/2025
32	32-Paid Firefighters - Non-EMT	Total	0.00	1/1/2025	12/31/2025
37	37-Pipe Line - Under Drain	Miles	0.00	1/1/2025	12/31/2025
39	39-Pipe Line	Miles	0.00	1/1/2025	12/31/2025
43	43-Pipe Line - Sewer / Storm Drainage Combined	Miles	0.00	1/1/2025	12/31/2025
50	50-Number of Teachers	Total	0.00	1/1/2025	12/31/2025
70	70-Number of Golf Courses	Total	0.00	1/1/2025	12/31/2025
80	80-Number of Go Cart Tracks	Total	0.00	1/1/2025	12/31/2025
98	98-Additional First Named Members	Total	0.00	1/1/2025	12/31/2025
105	105-Total Operating Expenses - Any other	Dollars	780,522.00	1/1/2025	12/31/2025
130	130-Total Operating Expenses - Park & Recreation	Dollars	0.00	1/1/2025	12/31/2025
131	131-Total Operating Expenses - Cemetery	Dollars	0.00	1/1/2025	12/31/2025
132	132-Total Operating Expenses - Soil & Water Conservation	Dollars	0.00	1/1/2025	12/31/2025

133	133-Total Operating Expenses - Pest Control	Dollars	0.00	1/1/2025	12/31/2025
134	134-Total Operating Expenses - Hospital / Health	Dollars	0.00	1/1/2025	12/31/2025
135	135-Total Operating Expenses - Drainage	Dollars	0.00	1/1/2025	12/31/2025
136	136-Total Operating Expenses - Library	Dollars	0.00	1/1/2025	12/31/2025
137	137-Total Operating Expenses - Water Control	Dollars	0.00	1/1/2025	12/31/2025
138	138-Total Operating Expenses - Fire / Ambulance	Dollars	0.00	1/1/2025	12/31/2025
139	139-Total Operating Expenses - Water	Dollars	0.00	1/1/2025	12/31/2025
140	140-Total Operating Expenses - Irrigation	Dollars	0.00	1/1/2025	12/31/2025
141	141-Total Operating Expenses - Sanitation	Dollars	0.00	1/1/2025	12/31/2025
142	142-Total Operating Expenses - Transit	Dollars	0.00	1/1/2025	12/31/2025
143	143-Total Operating Expenses - Improvement	Dollars	0.00	1/1/2025	12/31/2025
151	151-Total Operating Expenses - Sanitation MW Discounted	Dollars	0.00	1/1/2025	12/31/2025
215	215-Buildings & Premises Occupied by District	Sq. Ft.	2,100.00	1/1/2025	12/31/2025
250	250-Number of Homes – Covenant Enforcement/Design Review Services under District Authority	Total	0.00	1/1/2025	12/31/2025
270	270-Number of Aboveground Storage Tanks (excluding water tanks)	Total	0.00	1/1/2025	12/31/2025
331	331-Number of Paid Firefighters - Full-Time	Total		1/1/2025	12/31/2025
332	332-Number of Paid Firefighters - Part-Time	Total		1/1/2025	12/31/2025
333	333-Number of Volunteer Firefighters	Total		1/1/2025	12/31/2025
334	334-Number of Paid EMT - Full-Time	Total	0.00	1/1/2025	12/31/2025
335	335-Number of Paid EMT - Part-Time	Total	0.00	1/1/2025	12/31/2025
341	341-Time Spent by Club/Recreation/Camp Volunteers	Hours	0.00	1/1/2025	12/31/2025
342	342-Time Spent by Day Care Volunteers	Hours	0.00	1/1/2025	12/31/2025
344	344-Time Spent by Event Organizer Volunteers	Hours	0.00	1/1/2025	12/31/2025
345	345-Time Spent by General Volunteers	Hours	0.00	1/1/2025	12/31/2025

348	348-Number of Board Members	Total	4.00	1/1/2025	12/31/2025
350	350-Number of Permanent Employees - Full-Time	Total	0.00	1/1/2025	12/31/2025
351	351-Number of Permanent Employees - Part-Time	Total	3.00	1/1/2025	12/31/2025
366	366-Total Payroll	Dollars	0.00	1/1/2025	12/31/2025
400	400-Number of Boats - Under 26'	Total	0.00	1/1/2025	12/31/2025
411	411-Total Water Delivered Annually - Millions of Gallons (MGAL)	MGAL	0.00	1/1/2025	12/31/2025
414	414-Playground/parks (Area)	Acres	3.00	1/1/2025	12/31/2025
415	415-Number of Grandstands/Stadiums	Total	0.00	1/1/2025	12/31/2025
420	420-Vacant Land	Acres	0.00	1/1/2025	12/31/2025
450	450-Miles of Road Maintained	Miles	0.00	1/1/2025	12/31/2025
522	522-Number of Ponds, Lakes & Reservoirs	Total	1.00	1/1/2025	12/31/2025
523	523-Number of Pond, Lake &/or Reservoir Recreational Activities	-		1/1/2025	12/31/2025
550	550-Fire Department Area Served	Sq Miles	0.00	1/1/2025	12/31/2025
671	671-Number of Parks	Total	3.00	1/1/2025	12/31/2025
710	710-Dams - Class 1 - Low Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
712	712-Dams - Class 1 - Low Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
720	720-Dams - Class 2 - Med Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
722	722-Dams - Class 2 - Med Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
730	730-Dams - Class 3 - High Hazard - Total Acre-Feet	Acre Ft.	0.00	1/1/2025	12/31/2025
732	732-Dams - Class 3 - High Hazard - Number of Dams	Count	0.00	1/1/2025	12/31/2025
811	811-Number of Spillways	Total	0.00	1/1/2025	12/31/2025
900	900-Services Contracted out to Others	Dollars	529,859.00	1/1/2025	12/31/2025
924	924-Revenue from use of Swimming Pools	Dollars	18,410.00	1/1/2025	12/31/2025
925	925-Number of Swimming Pools	Total	1.00	1/1/2025	12/31/2025

945	945-Number of Sewage Taps	Total	2.00	1/1/2025	12/31/2025
946	946-Number of Water Mains or Connections	Total	7.00	1/1/2025	12/31/2025
947	947-Sewer and/or Sanitation Line Maintenance (budget)	Dollars	0.00	1/1/2025	12/31/2025
948	948-Water Line Maintenance (budget)	Dollars	0.00	1/1/2025	12/31/2025
997	997-Number of district sponsored Events/Fundraisers - No Alcohol Served	Total	3.00	1/1/2025	12/31/2025
998	998-Number of District sponsored Events/Fundraisers – With Alcohol Served	Total	0.00	1/1/2025	12/31/2025
999	999-Prior Acts Coverage Under a Previous "Claims Made" Policy	Premium	0.00	1/1/2025	12/31/2025

If your district has exposures not listed on the General Liability schedule above, such as airplanes, security staff, bridges, drones, etc., please furnish details. Certain activities may be excluded or restricted.



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Location / Premise#		Unique#	PROP-00115479	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$115	\$	\$
Monument Sign	Year Built:			Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
16502 Beebe Draw Farm Parkway	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No			Excess Flood Applies: No			Otherwise Classified:	\$20,686.00			

Location / Premise#		Unique#	PROP-00115480	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 58	\$	\$
Monument (Bronze Pelican)	Year Built:			Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
16502 Beebe Draw Farm Parkway	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No			Excess Flood Applies: No			Otherwise Classified:	\$10,343.00			

Location / Premise#		Unique#	PROP-00111226	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$300	\$	\$
23 Street Lights	Year Built:	2000		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
16502 Beebe Draw Farms Parkway	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No			Excess Flood Applies: No			Otherwise Classified:	\$71,767.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Location / Premise#		Unique#	PROP-00115514	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 22	\$	\$
(5) Interpretive Signs	Year Built:			Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Around Lake Christina	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No			Excess Flood Applies: No			Otherwise Classified:	\$3,982.00			

Location / Premise#		Unique#	PROP-00115483	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$259	\$	\$
Equestrian Riding Arenas & Round Pen, Shade Structures, Table, & BBQ	Year Built:			Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Behind Stoneleigh Road	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No			Excess Flood Applies: No			Otherwise Classified:	\$46,543.00			

Location / Premise#		Unique#	PROP-00115484	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 58	\$	\$
Windmill at Equestrian Riding Arenas	Year Built:			Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Behind Stoneleigh Road	Sq. Feet:			County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories			Flood Zone:	Zone X		UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$10,343.00
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Location / Premise#	Unique#	PROP-	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$1,728	\$	\$
Bridge	Year Built:	00115481	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Crosses B.B. Parkway/Platte Valley Canal	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		Business Inc:	\$ 0.00			
						UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$310,284.00			

Location / Premise#	Unique#	PROP-	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 58	\$	\$
Monument Sign	Year Built:	00115485	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Entrance of Lake Christina	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		Business Inc:	\$ 0.00			
						UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$10,343.00			

Location / Premise#	Unique#	PROP-	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$230	\$	\$
Equestrian Jump Course & Judges Stand	Year Built:	00115486	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		Business Inc:	\$ 0.00			
						UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$41,371.00
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Location / Premise#	Unique#	PROP-00115515	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 25	\$	\$
Small Floating Boat Doc	Year Built:		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
						Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$4,447.00			

Location / Premise#	Unique#	PROP-00115516	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 50	\$	\$
Large Boat Dock	Year Built:		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
						Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$8,998.00			

Location / Premise#	Unique#	PROP-00115517	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 86	\$	\$
(3) Camp Sites w/Tables & BBQs	Year Built:		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina	Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
						Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$15,514.00
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Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Contents:	EDP:	Business Inc:	UG Pipes:	Property Contrib.	Quake Contrib.	Flood Contrib.
Footbridge		00115482	Not Assigned	5	Replacement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 35	\$	\$
	Year Built:		Term:	1/1/2025 to 12/31/2025									
Lake Christina	Sq. Feet:		County:	Weld	Ded:								
Platteville, CO 80651	# Stories		Flood Zone:	Zone X									
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$6,206.00						

Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Contents:	EDP:	Business Inc:	UG Pipes:	Property Contrib.	Quake Contrib.	Flood Contrib.
Monument		00111227	Modified Fire Resistive	5	Replacement	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$615	\$	\$
	Year Built:	0	Term:	1/1/2025 to 12/31/2025									
NE Corner Weld Co. Rd 32 & Weld Co. 39	Sq. Feet:		County:	Weld	Ded:								
Platteville, CO 80651	# Stories		Flood Zone:	Zone X									
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$147,221.00						

Location / Premise#	Unique#	PROP-	Construction Class	Prot. Class	Valuation	Buildings:	Contents:	EDP:	Business Inc:	UG Pipes:	Property Contrib.	Quake Contrib.	Flood Contrib.
01-01		00111222	Frame	5	Replacement	\$1,071,841.00	\$18,668.00	\$ 0.00	\$ 0.00	\$ 0.00	\$6,205	\$	\$
Sales and Info Center and Garage	Year Built:	2002	Term:	1/1/2025 to 12/31/2025									
16502 Beebe Draw Farm Parkway	Sq. Feet:	1688	County:	Weld	Ded:								
Platteville, CO 80651	# Stories	1.00	Flood Zone:	Zone X									



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00
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Location / Premise#	010-01	Unique#	PROP-00111224	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$ 33	\$	\$
Decorative Windmill		Year Built:		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
East Weld Cty Rd 39 & N of Weld Co.Rd 32		Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651		# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$7,961.00						

Location / Premise#	02-01	Unique#	PROP-00111223	Frame	5	Replacement	Buildings:	\$160,776.00	\$1,002	\$	\$
Gate House		Year Built:	2002	Term:	1/1/2025 to 12/31/2025		Contents:	\$19,340.00			
16504 Beebe Draw Farm Parkway		Sq. Feet:	450	County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651		# Stories	1.00	Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00						

Location / Premise#	02-03	Unique#	PROP-00111228	Modified Fire Resistive	5	Replacement	Buildings:	\$ 0.00	\$818	\$	\$
Sport Court		Year Built:	2010	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
16504 Beebe Draw Farm Parkway		Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651		# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$195,724.00
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Location / Premise#	03-01	Unique#	PROP-00111217	Fire Resistive	5	Replacement	Buildings:	\$333,722.00	\$2,043	\$	\$
Pool House w/ Improvements	Year Built:	2005	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00				
16503 Beebe Draw Farm Parkway	Sq. Feet:		County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$240,040.00				

Location / Premise#	03-03	Unique#	PROP-00111221	Not Assigned	5	Replacement	Buildings:	\$ 0.00	\$145	\$	\$
BBQ Pergola (outside pool)	Year Built:	2005	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00				
16503 Beebe Draw Farm Pkwy	Sq. Feet:		County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No				Otherwise Classified:	\$26,097.00				

Location / Premise#	04-01	Unique#	PROP-00111218	Fire Resistive	5	Replacement	Buildings:	\$133,906.00	\$720	\$	\$
2 Brick and Stucco Monument Signs	Year Built:		Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00				
16504 Beebe Draw Farm Parkway	Sq. Feet:		County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$121,416.00
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Location / Premise#	06-01	Unique#	PROP-00111229	Modified Fire Resistive	5	Replacement	Buildings:	\$ 0.00	\$ 64	\$	\$
Vintage Texaco & Sign	Year Built:	0	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00				
1/2 east of Lake Christina	Sq. Feet:		County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: Yes	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$15,432.00						

Location / Premise#	07-01	Unique#	PROP-00111225	Frame	5	Replacement	Buildings:	\$1,071,841.00	\$6,540	\$	\$
Maintenance Facility	Year Built:	2018	Term:	1/1/2025 to 12/31/2025		Contents:	\$96,705.00				
16499 Stoneleigh Road South	Sq. Feet:	4941	County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories	1.00	Flood Zone:	Zone X			UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00						

Location / Premise#	08-01	Unique#	PROP-00111220	Frame	5	Replacement	Buildings:	\$7,627.00	\$124	\$	\$
Pavilion	Year Built:	2018	Term:	1/1/2025 to 12/31/2025		Contents:	\$18,668.00				
Lake Christine	Sq. Feet:		County:	Weld	Ded:		EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651	# Stories		Flood Zone:	Zone X			UG Pipes:	\$ 0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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NOC Equipment Breakdown Applies: No	Excess Quake Applies: No	Excess Flood Applies: No		Otherwise Classified:	\$ 0.00
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Location / Premise#	08-02	Unique#	PROP-00000588	Frame	5	Replacement	Buildings:	\$7,627.00	\$ 44	\$	\$
Restroom		Year Built:	2018	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina		Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651		# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$ 0.00			

Location / Premise#	08-03	Unique#	PROP-00111219	Not Assigned	5	Agreed Value	Buildings:	\$ 0.00	\$131	\$	\$
Monument (child on horse)		Year Built:	2018	Term:	1/1/2025 to 12/31/2025		Contents:	\$ 0.00			
Lake Christina		Sq. Feet:		County:	Weld	Ded:	EDP:	\$ 0.00			
							Business Inc:	\$ 0.00			
Platteville, CO 80651		# Stories		Flood Zone:	Zone X		UG Pipes:	\$ 0.00			
NOC Equipment Breakdown Applies: No		Excess Quake Applies: No		Excess Flood Applies: No			Otherwise Classified:	\$19,572.00			

Totals:	Buildings:	\$2,787,340.00	\$21,508.00	\$0.00	\$0.00
	Contents:	\$153,381.00			
	EDP:	\$0.00			
	Business Inc:	\$0.00			
	UG Pipes:	\$0.00			



Property Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$ 500.00

Location/Premise Address / Description	Construction Class	Prot. Class	Valuation	Values	Property Contrib.	Quake Contrib.	Flood Contrib.
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Otherwise Classified:	\$1,334,290.00
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Minimum Property Contribution: \$425

Inland Marine Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$1,000.00

IM Code	Description	Serial Number	Model Number	Ded:	Effective	Expiration	Value	Valuation	Inland Mar. Contribution
Mobile Equipment	Bobcat S740 Skid Steer w/Attachments		S740	\$1,000.00	1/1/2025	12/31/2025	\$57,042.00	ACV	\$315
Mobile Equipment	Fastrak SD 60" Zero Turn Lawn Mower	14115040		\$1,000.00	1/1/2025	12/31/2025	\$8,658.00	ACV	\$48
Mobile Equipment	Fastrak SD-60 Zero Lawn Mowers (2)	14115040 & 10042020		\$1,000.00	1/1/2025	12/31/2025	\$23,718.00	ACV	\$131
Mobile Equipment	John Deere 4520 Tractor with Attachments		4520	\$1,000.00	1/1/2025	12/31/2025	\$41,981.00	ACV	\$232
Mobile Equipment	John Deere Hay Wagon			\$1,000.00	1/1/2025	12/31/2025	\$5,930.00	ACV	\$33
Mobile Equipment	Kubota RTV	22146	X900G-T	\$1,000.00	1/1/2025	12/31/2025	\$18,370.00	ACV	\$101
Mobile Equipment	Snow Plow Blades for Chevy Pickup Trucks			\$1,000.00	1/1/2025	12/31/2025	\$6,048.00	ACV	\$33
Mobile Equipment	Snow Plow Blades for Dodge Pickup Trucks			\$1,000.00	1/1/2025	12/31/2025	\$3,084.00	ACV	\$17



Inland Marine Schedule

Coverage Period: 1/1/2025-EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Per Occurrence Deductible: \$1,000.00

IM Code	Description	Serial Number	Model Number	Ded:	Effective	Expiration	Value	Valuation	Inland Mar. Contribution
Minimum Combined Property and Inland Marine Contribution:			\$425				Totals:	\$164,831.00	\$910.00

Valuation

ACV= Actual Cash Value

RCV = Replacement Cost Value

Auto Schedule

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Auto Liability Per Occurrence Deductible: None

Year	Make	Description	Complete Vehicle Identification #	Collision	Comp	Deductible		Value	AL Contribution	APD Contribution
				Y/N	Y/N	Collision	Comp.			

Auto #: 002	Unique #: 61119A9478									
1999	DR	Trailer	1D9LP1417XC398511	Yes	Yes	\$250	\$250	\$508	\$148	\$15
Weight Class:	N/A	Valuation: ACV	Term: 1/1/2025-12/31/2025	Model: Trailer						

Auto #:	Unique #: 61119A7330									
1999	Dodge	Ram 1500 LSLT	3B7HF12Y2XG217193	Yes	Yes	\$1,000	\$1,000	\$5,531	\$402	\$70
Weight Class:	Lgt Truck (0-10k)	Valuation: ACV	Term: 1/1/2025-12/31/2025	Model: Pickup						

Auto #:	Unique #: 61119A10651									
2011	Chevrolet	Silverado	1GC1KVCG8BF234178	Yes	Yes	\$1,000	\$1,000	\$12,169	\$402	\$155
Weight Class:	Lgt Truck (0-10k)	Valuation: ACV	Term: 1/1/2025-12/31/2025	Model: Pickup						

Auto #:	Unique #: VEH-00094289									
2015	Dodge	Ram	3C6LR5AT3FG529950	Yes	Yes	\$1,000	\$1,000	\$23,690	\$328	\$301
Weight Class:	Priv. Pass (0-10k)	Valuation: ACV	Term: 1/1/2025-12/31/2025	Model: Pickup						

Auto #:	Unique #: VEH-00092517									
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Auto Schedule

Coverage Period: 1/1/2025 to EOD 12/31/2025

Named Member:

Beebe Draw Farms Authority

Broker:

Highstreet TCW Risk Management

Auto Liability Per Occurrence Deductible: None

Year	Make	Description	Complete Vehicle Identification #	Collision	Comp	Deductible		Value	AL Contribution	APD Contribution
				Y/N	Y/N	Collision	Comp.			
2020	Trailer	Titan Hydraulic Dump Trailer	4TGF16207L1083840	Yes	Yes	\$1,000	\$1,000	\$31,588	\$110	\$401
Weight Class:		N/A	Valuation:	ACV	Term:	1/1/2025-12/31/2025		Model:	Trailer	

Total:	\$73,486.00	\$1,390	\$943
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Weight Class

- Pri Pass - (0 - 10,000 LBS)
- Lgt Truck - (0 - 10,000 LBS)
- Med Truck - (10,001 - 20,000 LBS)
- Hvy Truck - (20,001 - 45,000 LBS)
- XHvy Truck - (OVER 45,000 LBS)

Valuation

- No APD = Liability Only
- ACV= Actual Cash Value
- RCV = Replacement Cost Valuation
- AV = Agreed Value

Model

- AO = All Others
- AMBU = Ambulance
- DUMP = Dump Truck
- EXCA = Excavating
- FIRE = Fire Truck
- LADD = Ladder Truck
- LIV = Livery
- MAIN = Maintenance
- PU = Pickup
- PUMP = Pumper
- RESC = Rescue
- SEDA = Sedan
- SUV = SUV
- TANK = Tanker
- TRAI = Trailer
- TRAC = Tractor
- TRAN = Transit
- TRUC = Truck
- UTIL = Utility
- VAN = 1-13 Passenger
- VANX = 15 Passenger



CERTIFICATE OF COVERAGE

Certificate Number
CERT-007709

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Beebe Draw Farms Authority c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

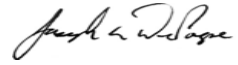
COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.						
CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability	25PL-61119-3496	01/01/25	12/31/25	General Aggregate	Unlimited
	<input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence				*Except that for claims, occurrences or suits to which the monetary limits of the Colorado Immunity Act, C.R.S. & 24-10-101, et.seq., as amended, apply, there shall be a further sublimit of (a) \$387,000 for an injury to any one person in any single occurrence; and (b) \$1,093,000 for an injury to two or more persons in any single occurrence; but in the event of an injury to two or more persons in any single occurrence, the sublimit shall not exceed \$387,000 for each injured person.	Each Occurrence*
A	Automobile Liability <input checked="" type="checkbox"/> Scheduled Autos <input checked="" type="checkbox"/> Hired Autos <input checked="" type="checkbox"/> Non-Owned Autos	25PL-61119-3496	01/01/25	12/31/25	Each Occurrence*	\$2,000,000
A	Auto Physical Damage <input checked="" type="checkbox"/> Scheduled Autos <input checked="" type="checkbox"/> Hired Autos	25PL-61119-3496	01/01/25	12/31/25	See below if applicable.	
	Excess Liability <input type="checkbox"/> Other Than Umbrella Form				General Aggregate	
					Each Occurrence*	
	Property <input type="checkbox"/>					

Description:
Farmers Reservoir and Irrigation Company is listed as an Additional Covered Member under Commercial General Liability, which includes XCU coverage, as outlined under written contract. Only those liabilities covered by the Pool's coverage document for the Member District shall apply and is subject to the provisions and limitations contained in the Colorado Governmental Immunity Act C.R.S. 24-10-101, as amended. Hired Auto Physical Damage coverage is subject to a \$500 deductible. Coverage includes \$1,000,000 Pollution Liability. The Colorado Special Districts Property and Liability Pool has been assigned a Financial Stability Rating® (FSR) of AAA, Unsurpassed by Demotech, Inc.

CERTIFICATE HOLDER Farmers Reservoir and Irrigation Company 80 South 27th Avenue Brighton, CO 80601	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.
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AUTHORIZED REPRESENTATIVE:
By: Joseph E. DePaepe



Date: December 4, 2024



CERTIFICATE OF COVERAGE

Certificate Number
CERT-003350

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Beebe Draw Farms Authority c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability	25PL-61119-3496	01/01/25	12/31/25	General Aggregate	Unlimited
	<input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence				Each Occurrence*	\$2,000,000
A	Automobile Liability <input checked="" type="checkbox"/> Scheduled Autos <input checked="" type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos	25PL-61119-3496	01/01/25	12/31/25	Each Occurrence*	\$2,000,000
A	Auto Physical Damage <input checked="" type="checkbox"/> Scheduled Autos <input checked="" type="checkbox"/> Hired Autos	25PL-61119-3496	01/01/25	12/31/25	See below if applicable.	
A	Excess Liability <input checked="" type="checkbox"/> Other Than Umbrella Form	25PL-61119-3496	01/01/25	12/31/25	General Aggregate	Unlimited
					Each Occurrence*	\$5,000,000
A	Property <input checked="" type="checkbox"/>	25PL-61119-3496	01/01/25	12/31/25	See below if applicable.	

Description:

Certificate Holder is an additional covered Member for those coverages noted hereunder but only with respect to those liabilities that are covered by the Pool's coverage document for the Member District arising from the recreation lease with the irrigation company. Subject to the provisions and limitations contained in C.R.S. 24-10-101. The Pool will limit any amounts to the monetary limits and sublimits of the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et. Seq., as amended, would apply to the Covered Member.

CERTIFICATE HOLDER

CANCELLATION

Farmers Reservoir and Irrigation Company 80 S. 27th Ave. Brighton, CO 80601	SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.
	AUTHORIZED REPRESENTATIVE: By: Joseph E. DePaepe
	Date: December 4, 2024



CERTIFICATE OF COVERAGE

Certificate Number
CERT-009313

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Beebe Draw Farms Authority c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

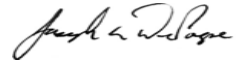
CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability	25PL-61119-3496	01/01/25	12/31/25	General Aggregate	Unlimited
	<input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence	*Except that for claims, occurrences or suits to which the monetary limits of the Colorado Immunity Act, C.R.S. & 24-10-101, et.seq., as amended, apply, there shall be a further sublimit of (a) \$387,000 for an injury to any one person in any single occurrence; and (b) \$1,093,000 for an injury to two or more persons in any single occurrence; but in the event of an injury to two or more persons in any single occurrence, the sublimit shall not exceed \$387,000 for each injured person.			Each Occurrence*	\$2,000,000
	Automobile Liability <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Each Occurrence*	
	Auto Physical Damage <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos					
	Excess Liability <input type="checkbox"/> Other Than Umbrella Form				General Aggregate	
					Each Occurrence*	
	Property <input type="checkbox"/>					

Description:

REI, Limited Liability Company is listed as an additional covered member under General Liability only with respect to their interest in the property leased by the Member District as required under written contract. Only those liabilities covered by the Pool's coverage document for the Member District shall apply, subject to the provisions and limitations contained in the Colorado Governmental Immunity Act C.R.S. 24-10-101, as amended. A Waiver of Subrogation in favor of REI, Limited Liability Company shall apply under the General Liability as required under contract. Should any of the described policies be cancelled before the expiration date thereof, 30 days' notice shall be delivered in accordance with the policy's cancellation provision.

CERTIFICATE HOLDER REI, Limited Liability Company c/o Christine Hethcock 6025 South Lima Street Englewood, CO 80111	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS.
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AUTHORIZED REPRESENTATIVE:
By: Joseph E. DePaepe



Date: December 4, 2024



CERTIFICATE OF COVERAGE

Certificate Number
CERT-010782

ADMINISTRATOR Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.
NAMED MEMBER Beebe Draw Farms Authority c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111	COMPANIES AFFORDING COVERAGE COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: COMPANY C:

COVERAGES

THIS IS TO CERTIFY THAT COVERAGE DOCUMENTS LISTED HEREIN HAVE BEEN ISSUED TO THE NAMED MEMBER HEREIN FOR THE COVERAGE PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE COVERAGE AFFORDED BY THE COVERAGE DOCUMENTS LISTED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH COVERAGE DOCUMENTS.

CO LTR	Type of Coverage	Coverage #	Effective Date	Expiration Date	LIMITS	
A	General Liability	25PL-61119-3496	01/01/25	12/31/25	General Aggregate	Unlimited
	<input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Public Officials Liability <input checked="" type="checkbox"/> Employment Practices <input checked="" type="checkbox"/> Occurrence				*Except that for claims, occurrences or suits to which the monetary limits of the Colorado Immunity Act, C.R.S. & 24-10-101, et.seq., as amended, apply, there shall be a further sublimit of (a) \$387,000 for an injury to any one person in any single occurrence; and (b) \$1,093,000 for an injury to two or more persons in any single occurrence; but in the event of an injury to two or more persons in any single occurrence, the sublimit shall not exceed \$387,000 for each injured person.	Each Occurrence*
	Automobile Liability <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos <input type="checkbox"/> Non-Owned Autos				Each Occurrence*	
	Auto Physical Damage <input type="checkbox"/> Scheduled Autos <input type="checkbox"/> Hired Autos					
	Excess Liability <input type="checkbox"/> Other Than Umbrella Form				General Aggregate	
					Each Occurrence*	
	Property <input type="checkbox"/>					

Description:
Evidence of coverage only.

CERTIFICATE HOLDER To Whom It May Concern	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED COVERAGES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE COVERAGE FORM PROVISIONS. AUTHORIZED REPRESENTATIVE: By: Joseph E. DePaepe <div style="text-align: right;">Date: December 4, 2024</div>
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**Colorado Auto Liability
Coverage Identification Card**

Colorado Special Districts Property and Liability Pool
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
Greenwood Village, CO 80111

Policy: 25PL-61119-3496 **VIN:** 1GC1KVCG8BF234178
Effective Date: 1/1/2025 **Expiration Date:** 12/31/2025
Year/Make/Model: 2011 Chevrolet Pickup

This card must be carried in the vehicle at all times as evidence of coverage.

**Colorado Auto Liability
Coverage Identification Card**

Colorado Special Districts Property and Liability Pool
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
Greenwood Village, CO 80111

Policy: 25PL-61119-3496 **VIN:** 3B7HF12Y2XG217193
Effective Date: 1/1/2025 **Expiration Date:** 12/31/2025
Year/Make/Model: 1999 Dodge Pickup

This card must be carried in the vehicle at all times as evidence of coverage.

**Colorado Auto Liability
Coverage Identification Card**

Colorado Special Districts Property and Liability Pool
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
Greenwood Village, CO 80111

Policy: 25PL-61119-3496 **VIN:** 4TGF16207L1083840
Effective Date: 1/1/2025 **Expiration Date:** 12/31/2025
Year/Make/Model: 2020 Trailer Trailer

This card must be carried in the vehicle at all times as evidence of coverage.

Colorado Auto Liability **002**
Coverage Identification Card

Colorado Special Districts Property and Liability Pool
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
Greenwood Village, CO 80111

Policy: 25PL-61119-3496 **VIN:** 1D9LP1417XC398511
Effective Date: 1/1/2025 **Expiration Date:** 12/31/2025
Year/Make/Model: 1999 DR Trailer

This card must be carried in the vehicle at all times as evidence of coverage.

**Colorado Auto Liability
Coverage Identification Card**

Colorado Special Districts Property and Liability Pool
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
Greenwood Village, CO 80111

Policy: 25PL-61119-3496 **VIN:** 3C6LR5AT3FG529950
Effective Date: 1/1/2025 **Expiration Date:** 12/31/2025
Year/Make/Model: 2015 Dodge Pickup

This card must be carried in the vehicle at all times as evidence of coverage.

2025 CSD Pool General Coverage Notes

Property Coverages:

Property Coverage applies only at the locations listed on the policy. Verify that all locations at which you have property are listed in the schedules.

If an item or location is not listed on the policy, there is no coverage

The limit of insurance is the value amount you have listed on your schedule. Verify the limits of insurance for all lines of coverage (Building, Contents - to include tenant improvements if required in contract, Outdoor Property, EDP – Computer, and Business Income) are enough to cover a total loss to that item.

The sublimit for outdoor property includes \$25,000 for Outdoor Property (permanently affixed structures or equipment) that is within 1,000 feet of a scheduled premise. Outdoor property includes exterior signs attached or detached, lighting, fences, flagpoles, pavilions, park/playground entities, paved walkways, driveways or parking lots. The valuation for this property is Actual Cash Value. To have replacement cost valuation, the outdoor property must be scheduled on the property policy.

When scheduling property, keep in mind that items such as excavation, dirt work, and landscape mulch are not Covered property or expenses. They are excluded under the land and land improvements exclusion.

Consider increasing property values

Due to the continued increases in labor and material costs, we would recommend you consider increasing your property values to account for these increases and to help ensure that in the event of a loss, your property is adequately covered.

Electronic Data Processing Equipment/Electronic Data/Media - coverage is provided at a sublimit up to \$250,000 for any scheduled location. If you have more than \$250,000 of computer equipment, please let us know so that we can help you address the coverage. Sublimit for Member Personal Computer/Computing Equipment - \$1,500 Sublimit with a \$10,000 aggregate under a Covered Cause of Loss.

Equipment Breakdown - coverage is automatically included for scheduled buildings and business personal property. Coverage applies to outdoor property (NOC-not otherwise classified) only when specified on the schedule. If your outdoor property has electrical components, please check the field "NOC Equipment Breakdown Applies" when updating your schedule. Please contact us if you need help with your property schedule.

Business Income - All policies with scheduled property will automatically receive Business Income/Extra Expense/Rental Income coverage with an additional \$250,000 limit for ALL scheduled properties – *please note this is no longer a sublimit for each location*. Please contact us if you need to request a higher limit over \$250,000.

Roofs and Hail

The Pool policy carries a 2% deductible for property losses caused by hail. Your deductible will be 2% of the limit of the damaged property with a \$5,000 minimum and \$50,000 maximum deductible. For real and outdoor property values over \$25,000,000 – deductible minimum is \$5,000 with a maximum of \$75,000.

The Pool is offering a deductible buy down option to a flat \$5,000 hail deductible. If interested, please be sure to select this option when updating your schedule (additional contribution charge is 33% for districts located in hail prone counties and 10% additional contribution for all other districts). Additional contribution pricing will be provided with your renewal packet information. Endorsement of this option must be completed prior to May 1, 2025.

For districts reporting claims to roofs of buildings or other structures more than 36 months after the damage occurred, the damage will be valued at Actual Cash Value In lieu of Replacement Cost.

The Pool policy has a Cosmetic Damage Exclusion Endorsement. The endorsement waives coverage for claims involving wind and hail damage to a roof that suffers only cosmetic damage. Cosmetic damage refers to scuffs and dents that do not affect the structural integrity of your roof and are not visible to patrons of your facility.

If the age of your District's roof exceeds the manufacturer's expected usage warranty, the Pool will assess the value of the roof on Actual Cash Value. Actual Cash Value is the cost to replace the roof less depreciation.

The building vacancy provision states losses to buildings that are vacant for more than 60 days will be valued at Actual Cash Value unless reasonable steps are taken to maintain heat in the building or the building was winterized prior to becoming vacant.

The Excess Liability policy does not provide coverage for damage to property owned by the District.

Flood - coverage and additional flood coverage is available. Consider the Stafford Act when considering higher flood limits and whether or not to cover specific property. If you sustained flood damage, paid for by FEMA, the Act may prevent future FEMA payments should you incur damage to uninsured property for a second time.

Property in the course of construction is not automatically covered. If you have this type of exposure, please contact us to discuss obtaining the appropriate coverage(s).

Inland Marine/Auto Coverages:

Any vehicle or piece of equipment that is licensed for use on the road needs to be scheduled on the Auto policy – in lieu of the Inland Marine policy. Please verify that all pieces of equipment such as Snowplows, ATVs, UTVs, etc. are itemized on the appropriate auto or inland marine schedule.

Drones

To trigger Unmanned Aircraft Liability Coverage, subject to a maximum \$200,000 sublimit, for Member owned drones, please be sure to include the number of drones to the GL Schedule to account for the liability at no cost during the renewal survey process. If you would like physical damage for the Drone itself, you must add the drone to the Inland Marine schedule, subject to a limit of what is shown on the schedule or a limit of \$50,000, whichever is less. Please contact us if you have or are considering purchasing a drone(s), so that we may help you secure the appropriate coverage.

Auto Physical Damage:

For Comprehensive and/or Collision claims, involving losses to more than 5 vehicles in a single occurrence, the deductible for the loss will be limited to the deductibles on the 5 vehicles with the largest deductibles.

The definition of Owned Auto will be amended by the Pool to clarify the types of autos that are considered an Owned Auto.

Crime and Employee Dishonesty Coverage:

We find that many districts have elected to carry minimal limits (\$5,000 or \$10,000) of Employee Dishonesty Coverage. We are continuing to see an increase in claims in this area and often these limits turn out to be too low. We highly recommend an increase in limits to a minimum of \$100,000.

For those with budgets in excess of \$1,000,000 we can provide you with a tool to help determine appropriate limits. Please contact us if you would like to review your Limit.

Third Party Accounting and Bookkeeping Services. Many Districts do not have employees, but instead employ a third party / independent contractor to handle their financials. As the service does not qualify as an employee, the Pool's Employee Dishonesty coverage will not cover the loss. The District needs to be sure the third party / independent contractor has their own Crime coverage in place, with Third-Party coverage for the District's protection. NOTE: There is no coverage for the entity owner, only for employees of the third party / independent contractor.

If you are dealing with a one-person operation, a 'Designated Agent Addendum' is available through the Pool that can be added to the existing Crime policy, to provide protection from loss by the third party / independent contractor. The additional contribution to add the Designated Agent Addendum to the Crime policy starts at \$350 minimum. In order for the Pool to consider eligibility and provide a formal quote, they require a Designated Agent Questionnaire.

Social Engineering - sometimes referred to as Fraudulent Impersonation Coverage pays for the voluntary parting of money and securities caused by fraudulent instruction. The limit for this coverage is the same as the employee dishonesty limit, up to a maximum of \$250,000. The deductible for this coverage is substantial at 20% of the Social Engineering Limit.

Liability Coverages:

Excess Liability – this coverage increases the limit of insurance available in any one occurrence for Liability Claims, Public Officials Liability Claims, Employment Practices Liability Claims, and Auto Liability Claims.

Employment Practices Liability - Similar to Crime Coverage, we are seeing an increase in claim activity from Employment Related Practices claims. The CSD Pool deductible is 50% of both loss and defense costs up to the point your portion reaches the deductible on your declarations page – Per Occurrence. The standard deductible is 50% up to \$100,000. We recommend consideration of lower deductible options.

No Fault Water and Sewer Back Up – Coverage includes a per residence/commercial occupancy limit of \$10,000 with a \$200,000 per occurrence aggregate limit. An all Member Pool coverage aggregate of \$1,000,000 also applies.

The CSD Pool has also contracted with ServPro to help homeowners address backups to their homes. ServPro is offering preferred pricing and expedited response services to CSD Pool customers. For information on this program, please contact us.

Pollution Liability/Environmental Legal Liability – Water and Sewer Lines. If you want coverage for the release of pollutants from water or sewer lines, the lines must be scheduled on the property policy. This would hold true for issues associated with lines that are located on your scheduled premises – they must be specifically scheduled for coverage to apply. We have very few lines scheduled, so it is very likely pollution coverage for your district would not apply to pollutant escape from your lines. We want you to be aware of this situation and are happy to get quotes for you to provide the coverage.

Above Ground Tanks – With the exception of water tanks, in order for General Liability coverage to apply to loss associated with a tank, the tanks must be scheduled. Please be sure the appropriate number of tanks (other than water) are listed on your General Liability schedule. For Pollution Liability to apply, the tanks must also be scheduled on your Property policy. Underground tanks are not covered and must be specifically underwritten separately, contact us for an application.

Volunteer Accident Coverage - If Volunteer hours are listed on your General Liability schedule, the Pool can provide Volunteer accident coverage. Please note the additional contribution amount for this coverage, starting at a minimum of \$50 for Eligible Persons. The coverage is Excess of Health Insurance with a \$25,000 Limit maximum for all accident medical expense. It also includes an Accidental Death & Dismemberment component with limits from \$12,500-\$50,000 depending on the covered loss.

Cyber Liability – A \$200,000 limit of liability (subject to a \$5,000,000 All Member Annual maximum) is included in your policy. This is an automatic coverage designed to support smaller Districts and provide coverage for small losses for other Districts. We have numerous Districts and clients that have experienced cyber losses, such as hacking and ransomware, and we have seen claims nearing \$1,000,000. We highly recommend considering increased limits. Please contact us to discuss.

Sanitation Maintenance Warranty – For Districts with sanitation operations the Pool will continue to offer a discount on the General Liability contribution associated with the sanitation operations. There is a requirement that you meet certain criteria at the time of loss with this program, including permissible technology for inspections of sewer mains. Contact us to discuss the discount and program criteria.

Homeowners Association Functions – the CSD Pool requires that you identify the number of homes in your District for which the District is performing architectural control, design review, and/or covenant enforcement. There will be a premium contribution charge for these operations.

Securities Claims – additional coverage provided by the Pool. The Pool will pay a maximum of \$1,250,000 in aggregate for damages the member is legally obligated to pay as a result of a Securities Claim. Defense costs incurred in connection with this type of claim will reduce the limit of liability available to pay damages.

Claims:

The timely reporting of claims is critical.

If you experience a property loss, please promptly report the claim to TCW Risk Management prior to beginning any repair work. If you fix your property without giving the adjuster the opportunity to review the damages, they have the right to reject your claim. However, if there is a risk of further damage occurring, it is imperative that you take necessary steps to prevent damage. Please take photos and document well. Should you have questions, please call us.

If there is the potential of a liability claim, you must notify TCW of the circumstances surrounding the claim as soon as possible. If a formal written or verbal demand for damage is received, please forward it to TCW immediately.

Please note that claim reporting for roofs/other structures that occurs more than 36 months after the damage has occurred, the property will be valued at Actual Cash Value In lieu of Replacement Cost.

Workers' Compensation Coverages:

Volunteers (Fire & EMS) - The state statute prescribes coverage for certain type of volunteers, for Special Districts the only volunteer group we typically see covered by statute are Fire/EMS service providers. Those truly providing Fire and EMS services, not peripheral type services like you might see from an auxiliary (traffic assistance, food service, etc.).

If your volunteer group is not providing Fire or EMS services, they are very likely not covered. The assumed minimum payroll for Volunteer Firefighters is \$2,500 per volunteer.

There has been significant discussion on how volunteer firefighter's lost wages are calculated in the event of an injury. If the volunteer does NOT receive a stipend, they will receive the State's weekly maximum wage (currently \$1,023). In the event you stipend your volunteers, the CSD Pool currently bases their lost wage payment on that stipend. So, if your volunteer is stipend \$100 a month, they would receive 66% of \$25 (\$100 a month divided by 4 weeks) as their weekly wage replacement. Should the volunteer be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

Out of State Operations - If any of your employees are working out of state or traveling to or through other states as part of their job – particularly to WY, WA, OH and ND – please call us to discuss additional steps necessary to make sure you are appropriately covered.

Board Member Only Coverage (BMO) - The annual minimum contribution for Board Member Only coverage will stay at \$450. Please advise if your district will have more than (5) board members; additional contribution may apply.

Board Members. C.R.S. Section 8-40-202 (I)(B) requires coverage on board members unless an annual filing is made with the Division of Insurance no less than 45 days prior to the start of the coverage term.

If a board member is injured, their wage replacement would be based on the compensation they receive for their board duties (typically \$100 a month). If they do not receive compensation for board duties, unlike a volunteer firefighter (who receives the State's weekly maximum) they would not receive any wage replacement. Should the board member be unable to perform their other regular work, the wage replacement would be increased, up to the State's weekly maximum, to reflect lost wages from their other employment.

Board Member Only coverage is designed to cover work-related injuries and illness for board members while in the course and scope of their duties as board members, which are administrative functions. Other job assignments outside of their normal administrative duties, such as occasionally working at a water or sewer plant, helping with landscape maintenance, meter reading, plowing snow, and so forth, are not considered to be duties to be performed by board members and may lead to denial of claims due to misrepresentation of a material exposure to loss. Any job functions not in the normal board member administrative scope must be reported to our agency for appropriate classification. An additional contribution will then be assessed based on assumed

comparative wages to compensate for the inherent exposure of other duties being performed. Not reporting accurately may also affect prior years as the NCCI administrative rules allow for audits to be conducted and reconciled for corrected contribution payments for the prior three (3) years.

We thank you for your continued partnership! If you have any questions regarding this year's coverage note items, please contact your Account Manager directly or reach out to tcwinfo@tcwrm.com

10/24/2024

Member:

Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy, Suite 300
Greenwood Village, CO 80111

Broker:

Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

RE: 2025 Workers' Compensation Renewal Packet – Beebe Draw Farms Authority

Thank you for renewing your **Workers' Compensation** coverage with us for 2025. For your convenience, we have included a coverage summary with a few tips guiding you through some technical coverage details and your membership benefits.

Coverage begins on January 1, 2025, and expires at the end of December 31, 2025. All employees and volunteers listed on the enclosed Declarations page are covered against workplace injuries and illness subject to the Colorado Workers' Compensation Act. It is important to note that your Board members are only covered in the course and scope of their board duties, which are strictly administrative functions, unless otherwise noted. It is also worth noting that your district's Workers' Compensation coverage does *not* extend to any general volunteers. When your district has any project or event that involves general volunteers, each volunteer should sign a waiver of liability to protect the district from potential liabilities. Please contact us if you need a sample waiver for use.

Your annual contribution with the early payment discount (if applicable) is **\$1,540.00** if payment is received in our office by **January 10, 2025**; otherwise, you must remit the full amount of **\$1,571.00** no later than **January 30, 2025** to maintain active coverage. You may now make an online payment at [E-Bill Express](#). Refer to the Payment Instructions in this packet. If you qualify for deductible options there is a deductible option sheet included in this packet for your consideration. Renewal certificates, if any, are included in this packet, and we will automatically send a hard copy to certificate holders on your behalf in late December.

Program services, benefits and enhancements are summarized on the next page. Please take a few minutes to read through this entire packet. We are always available for any questions you may have.

Sincerely,

Jenniffer Alvarado – Deputy Administrator
jalvarado@mcgriff.com

Lei Shi – Strategic Risk Programs Advisor
lshi@mcgriff.com

Paula Lowder – Claims Consultant
paula.lowder@mcgriff.com

Juan Lacayo – Sr. Member Service Representative
juan.lacayo@mcgriff.com

Kyle Brown – Safety Consultant
kyle.brown@mcgriff.com

Yuke Li – Member Service Representative
yuke.li@mcgriff.com

Hope Velasquez – Member Service Coordinator
hope.velasquez@mcgriff.com

Coverage changes, billing and questions email wc@csdpool.org or call 800-318-8870

Workers' Compensation Program Services, Benefits and Enhancements

Annual highlights for 2025 include an estimated Safety & Loss Prevention Grant Allocation of **\$1,629.75** for the year. The grant is a yearly giveback to your district based on a percentage of your annual contribution from prior years, which you can use to help pay for safety-related purchases and investments. **Since the inception, we have given back \$3,578.76 to your district.**

Other membership services and enhancements as outlined below:

- **Employers' Liability** coverage is automatically built into the Workers' Compensation Coverage at a **\$2 million limit** for no additional cost to your district
- **Our Safety Management Consultants** can travel to your district to help you with loss prevention needs and training for free
- **Multi-Program Discount** is automatically applied when your Property and Liability Coverage is also placed with us. You will continue to receive an 8% discount on your Liability coverage (Exception: *does not apply to minimum contribution coverage*)
- **Get free access to HR Helpline**, a web-based HR portal powered by Enquiron that has everything you need to institute and manage your HR policies, and provides you with well-organized, user-friendly resources. To get started, visit <https://csdpool.org/training>
- **You may apply for an SDA Conference Scholarship**, which is awarded to a Board member or district manager who has never attended a Special District Association of Colorado (SDA) Annual Conference

You may be eligible for free or discounted **VectorSolutions** depending on your program participations with us. VectorSolutions offers a wide range of training tailored to all special districts including health, safety, driver education, employment practices, and discrimination issues, as well as free certification courses for fire, water, and wastewater operations. Go to <https://csdpool.org/training> for more info

Workers' Compensation Coverage Invoice

District: Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 E. Crescent Pkwy, Suite 300
Greenwood Village, CO 80111

Broker: Highstreet TCW Risk Management
384 Inverness Parkway
Suite 170
Englewood, CO 80112

Coverage No.		Entity ID		Effective Date		Expiration Date		Invoice Date	
25WC-61119-2681		61119		1/1/2025		EOD 12/31/2025		10/24/2024	
Class Code	Description	No. of Employees		No. of Volunteers	2025 Rate	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll	Estimated Manual Contribution	
		FT	PT						
8811	Board Member Coverage	0	0	4	0.7176	\$ 0.00	\$8,000.00	\$ 56.00	
9102	Park - Maintenance / All Other - NOC	0	3	0	3.6570	\$35,000.00	\$ 0.00	\$1,281.00	
9063	YMCA/YWCA/YMHA/YWHA - All EEs & Clerical	0	5	0	1.8216	\$21,000.00	\$ 0.00	\$ 384.00	

Manual Contribution:			\$1,720.00
Experience Modification:	×		1.00
Modified Contribution:	=		\$1,720.00
Contribution Volume Credit:	-		\$ 0.00
Designated Provider Discount:	-		\$ 43.00
\$0 Deductible:			
Cost Containment Credit:	×		1.00
Manual Adjustment:	×		
Multi-Program Discount:	×		0.99
Estimated Annual Contribution:	=		\$1,560.62
Pro Rata Factor:	×		1.00
Catastrophe Assessment:	+		\$10.00

Total Estimated Contribution:			\$1,571.00
Annual Contribution with Early Payment Discount (Due January 10, 2025):			\$1,540.00
If payment is not received prior to January 10, 2025, full contribution applies:			\$1,571.00

Estimated payroll is subject to yearend audit.
Commission \$92.40 (9% first year and 6% thereafter) paid to the broker reflected above.

Payment evidences "acceptance" of this coverage. The terms of the Intergovernmental Agreement (IGA) require timely payment to prevent automatic cancellation of coverage. Please return this invoice and reference the coverage number on your check to help us apply your payment correctly. Only prior notice to the Board of Directors of the Colorado Special Districts Property and Liability Pool and subsequent approval may extend cancellation provision.

Please remit to: Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207-1539

We accept online payments at [E-Bill Express](#)
Refer to Payment Instructions page for additional options
billing@csdpool.org
800-318-8870 ext. 3



Workers' Compensation and Employer's Liability Declarations Page

Coverage Number: 25WC-61119-2681
Coverage Period: 1/1/2025 — EOD 12/31/2025

FEIN: 45-2405390
Entity ID: 61119

Named Member:
 Beebe Draw Farms Authority
 c/o CliftonLarsonAllen LLP
 8390 E. Crescent Pkwy, Suite 300
 Greenwood Village, CO 80111

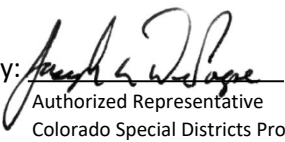
Broker of Record:
 Highstreet TCW Risk Management
 384 Inverness Parkway
 Suite 170
 Englewood, CO 80112

Coverage is provided for only those coverages and classifications indicated below.

State: Colorado
Limits of Liability: Coverage A Workers' Compensation Statutory
 Coverage B Employer's Liability \$2,000,000
Annual Contribution: \$1,571

Class	Description	2025 Estimated Employee Payroll	2025 Estimated Volunteer Payroll
8811	Board Member Coverage	\$0.00	\$8,000.00
9102	Park - Maintenance / All Other - NOC	\$35,000.00	\$0.00
9063	YMCA/YWCA/YMHA/YWHA - All EEs & Clerical	\$21,000.00	\$0.00

This Declarations page is made and is mutually accepted by the Pool and Named Member subject to all terms that are made a part of the Workers' Compensation Coverage Document. This Declarations page represents only a brief summary of coverages. Please refer to the Coverage Document at csdpool.org for actual coverages, terms, conditions, and exclusions. Named Member must be a member of the Special District Association of Colorado and must adopt the Pool's Intergovernmental Agreement.

Countersigned by: 
 Authorized Representative
 Colorado Special Districts Property and Liability Pool

Date: 10/24/2024

**Colorado Special Districts Property and Liability Pool
Workers' Compensation Program Loss Ratio Report**

Beebe Draw Farms Authority

As of: 10/24/2024

Year	Contribution	Paid	Reserved	Expense	Gross Incurred	Recovery	Net Incurred	Count	Net Loss Ratio
2011	\$775	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2012	\$1,489	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2013	\$1,944	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2014	\$1,825	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2015	\$2,525	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2016	\$2,683	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2017	\$2,520	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2018	\$2,187	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2019	\$1,657	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2020	\$1,527	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2021	\$1,725	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2022	\$1,539	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
2023	\$1,727	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%
Total	\$24,123	\$0	\$0	\$0	\$0	\$0	\$0	0	0.00%



Payment Instructions

The contribution for coverage with the Pool is due upon receipt of this invoice. We accept the following payment methods:

1. Online using **E-Bill Express** (www.e-billexpress.com/ebpp/CSDPool). An FAQ is available at the bottom of the landing page. For detailed instructions, please click [here](#).

2. Mail your check to:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
PO Box 1539
Portland, OR 97207

For express or overnight mail services, please use the address below:

Colorado Special Districts Property and Liability Pool
c/o McGriff Insurance Services, LLC
5400 Meadows Road, Suite 240
Lake Oswego, OR 97035

To ensure that your payment is accurately applied, please always include a copy of the invoice.

3. Wire or ACH transfer from your own bank account. Please let us know if you wish to use this method and we will be happy to provide you with these instructions.

Please be advised that in accordance with the Intergovernmental Agreement (IGA), automatic expulsion will occur on the 60th day should your account not be current. If you wish to reinstate your district's coverage after cancellation has occurred, a \$100 reinstatement fee will apply.

If your district requires a payment extension, please submit a written request within ten (10) business days from the date of the invoice, for consideration by the CSD Pool Board of Directors.

Finally, all members of the Pool must be members in good standing with the Special District Association of Colorado (SDA). Please visit the SDA website at sdaco.org for member information.

Please contact us at billing@csdpool.org or 800-318-8870 ext. 3 for billing questions.



2025 Workers' Compensation Coverage Designated Medical Provider Form

District: **Beebe Draw Farms Authority**
 c/o CliftonLarsonAllen LLP
 8390 E. Crescent Pkwy, Suite 300
 Greenwood Village, CO 80111

Claims Administrator

Sedgwick Claims Management
 PO Box 14493
 Lexington, KY 40512-4493

Coverage ID: CSDP
Block No.: 806
Member ID: 61119

WC Claim Question Contact
 Main: 303-713-6015
 Fax: 303-713-6056

To report a claim:
 Toll Free: 800-318-8870 ext. 1
 Fax: 833-784-2348
 Email: cxcsd@sedgwick.com

Notice to injured worker: Please select a Medical Provider from the options below by placing an "X" in the box next to the provider you designate.

Designated Medical Providers

Provider:	Physician Name(s):	Address:	Phone:
Platte Valley Medical Clinic		1600 Prairie Center Parkway Brighton, CO 80601	303-498-1600
North Colorado Medical Center		1801 16th Street Greeley, CO 80631	(970) 352-4121
Longmont United Hospital		1950 Mountain View Avenue Longmont, CO 80501	303-651-5111
UCHealth Medical Center of the Rockies		2500 Rocky Mountain Ave, Ste 200 Loveland, CO 80538	(970) 624-2500

In the event of a work-related claim, the district must provide this form to each injured employee at the time of injury. The district should retain a copy of this form signed by each injured employee acknowledging receipt.

I, the employee, acknowledge that I received this Designated Medical Provider Form on the _____ day of _____, 2025.

I choose *not* to seek treatment by a medical provider at this time.

Print Employee/Claimant Name

Employee/Claimant Signature

To update the district's Designated Medical Provider Form, please contact us at wc@csdpool.org.

MAKING IT EASY... TO GET YOUR WORKERS' COMPENSATION PRESCRIPTIONS FILLED.

Optum has been chosen to manage your workers' compensation pharmacy benefits for your employer or insurer. Below is your First Fill card that will allow you to receive your injury -related prescriptions at your local pharmacy. Please fill out the card based on the instructions below.

Injured Employee:



If you need a prescription filled for a work-related injury or illness, go to an Optum Tmesys® network pharmacy. Give this temporary card to the pharmacist. The pharmacist will fill your prescription at low or no cost to you.



If your workers' compensation claim is accepted, you will receive a more permanent pharmacy card in the mail. Please use that card for other work-related injury or illness prescriptions.





Most pharmacies and all major chains, are included in the network. To find a network pharmacy call 1-866-599-5426 or visit tmesys.com.

Questions? Need Help?



1-866-599-5426

WORKERS' COMPENSATION PRESCRIPTION DRUG PROGRAM

Sedgwick	Beebe Draw Farms Authority
CARRIER/TPA	EMPLOYER
INJURED WORKER NAME	
Please provide directly to Pharmacist	
SOCIAL SECURITY NUMBER	DATE OF INJURY (YYMMDD)

Notice to Cardholder: Present this card to the pharmacy to receive medication for your work-related injury. To locate a pharmacy: tmesys.com.

Attention Pharmacists: Call 1-800-964-2531 to establish First Fill benefit eligibility and to obtain the ID# for online adjudication of approved benefits for the injured individual. Tmesys is the designated PBM for this patient.

Tmesys Pharmacy Help Desk

1-800-964-2531

	NDC		ENVOY
RxBIN	004261	or	002538
RxPCN	CAL	or	Envoy Acct. #

NOTE: This First Fill card is only valid for your workers' compensation injury or illness.



Employer:

Immediately upon receiving notice of injury, fill in the information above and give this form to the employee.

HACEMOS MÁS SENCILLO...

EL ABASTECIMIENTO DE LAS RECETAS MÉDICAS DEL PROGRAMA DECOMPENSACIÓN POR ACCIDENTES LABORALES.

Optum ha sido elegido para administrar los beneficios farmacéuticos de su programa de compensación por accidentes laborales para su empleador o asegurador. Más adelante incluimos su tarjeta First Fill que le permitirá recibir las recetas médicas relacionadas con su lesión en su farmacia local. Llene esta tarjeta siguiendo las instrucciones que se indican a continuación.

Empleado lesionada:



Si necesita que se le abastezca su receta médica para una lesión o enfermedad relacionada con su trabajo, visite una farmacia de la red Optum Tmesys®. Entregue esta tarjeta temporal al farmacéutico. El farmacéutico abastecerá su receta médica bajo costo o sin costo alguno.



Si se acepta su reclamación del programa de compensación por accidentes laborales, recibirá una tarjeta permanente por correo. Use esa tarjeta para otras recetas médicas de lesiones o enfermedades relacionadas con su trabajo.





La mayoría de farmacias y todas las grandes cadenas de farmacias, forman parte de la red. Para encontrar una farmacia de la red, llame al 1-866-599-5426 o visite tmesys.com.

¿Tiene alguna pregunta?
¿Necesita ayuda?



1-866-599-5426

WORKERS' COMPENSATION PRESCRIPTION DRUG PROGRAM

Sedgwick Beebe Draw Farms Authority
 PORTADORA EMPLEADOR

NOMBRE DEL TRABAJADOR LESIONADO

Please provide directly to Pharmacist

NUMERO DE SEGURO SOCIAL FECHA DE LA LESIÓN (AAMDD)

Aviso para el titular de la tarjeta: Presente esta tarjeta a la farmacia para recibir los medicamentos para la lesión relacionada con su trabajo. Para ubicar una farmacia, visite tmesys.com.

Attention Pharmacists: Call 1-800-964-2531 to establish First Fill benefit eligibility and to obtain the ID# for online adjudication of approved benefits for the injured worker. Tmesys is the designated PBM for this patient.

Tmesys Pharmacy Help Desk
1-800-964-2531

	<u>NDC</u>	or	<u>ENVOY</u>
RxBIN	004261	or	002538
RxPCN	CAL	or	Envoy Acct. #

NOTA: Esta tarjeta First Fill solo es válida para una lesión o enfermedad cubierta por su programa de compensación por accidentes laborales.



Empleador:

Inmediatamente después de recibir un aviso sobre una lesión, llene la información antes indicada y entregue este formulario al empleado.

ADMINISTRATOR: Colorado Special Districts Property and Liability Pool c/o McGriff Insurance Services, LLC PO Box 1539 Portland, OR 97207-1539	CERTIFICATE NO.: CERT-007708
	DATE: 10/24/2024
NAMED MEMBER: Beebe Draw Farms Authority c/o CliftonLarsonAllen LLP 8390 E. Crescent Pkwy, Suite 300 Greenwood Village, CO 80111	This certificate is issued as a matter of information only and confers no rights upon the certificate holder other than those provided in the coverage document. This certificate does not amend, extend, or alter the coverage afforded by the coverage documents listed herein.
	COMPANIES AFFORDING COVERAGE
	COMPANY A: Colorado Special Districts Property and Liability Pool COMPANY B: Safety National Casualty Corporation

COVERAGES

This is to certify that the coverage documents listed herein have been issued to the Named Member herein for the coverage period indicated. Notwithstanding any requirement, term, or condition of any contract or other document with respect to which the certificate may be issued or may pertain, the coverage afforded by the coverage documents listed herein is subject to all the terms, conditions, and exclusions of such coverage documents.

CO LTR	TYPE OF COVERAGE	LIMITS		COVERAGE NUMBER	EFFECTIVE DATE	EXPIRATION DATE
AB	Workers' Compensation	WC STATUTORY LIMITS		25WC-61119-2681	1/1/2025	EOD 12/31/2025
AB	Employer's Liability	EL EACH ACCIDENT	\$2,000,000			
		EL DISEASE – EACH EMPLOYEE	\$2,000,000			
		EL DISEASE – POLICY LIMIT	\$2,000,000			

Description:

Subject to the terms and conditions of the Workers' Compensation Coverage Document.

Evidence of coverage only.

CERTIFICATE HOLDER

Farmers Reservoir and Irrigation
Company
80 South 27th Avenue
Brighton, CO 80601

CANCELLATION

Should any of the above described coverages be canceled before the expiration date thereof, notice will be delivered in accordance with the coverage and policy for provisions.

AUTHORIZED REPRESENTATIVE: Joseph E. DePaepe



BEEBE DRAW FARMS AUTHORITY RESOLUTION NO. 2024-11-01
2025 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION

WHEREAS, the Board of Directors (the “Board”) of the Beebe Draw Farms Authority (the “Authority”) is required to perform certain administrative obligations during each calendar year to comply with certain statutory requirements, as further described below, and to assure the efficient operations of the Authority; and

WHEREAS, the Board desires to set forth such obligations herein and to designate, where applicable, the appropriate person or person(s) to perform such obligations on behalf of the Authority; and

WHEREAS, the Board further desires to acknowledge and ratify herein certain actions and outstanding obligations of the Authority.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY HEREBY RESOLVES AS FOLLOWS:

1. Pursuant to Section 24-32-116(3)(b), C.R.S, the Board directs legal counsel to update the Division of Local Government (the “Division”) with any of the following information previously provided to the Division, in the event such information changes: (i) the official name of the Authority; (ii) the principal address and mailing address of the Authority; (iii) the name of the Authority’s agent; and (iv) the mailing address of the Authority’s agent.

2. The Board directs the Authority’s accountant to (i) submit a proposed 2026 budget for the Authority to the Board by October 15, 2025; (ii) schedule a public hearing on the proposed budget; (iii) prepare a final budget appropriating moneys and fixing the rate of any mill levy; (iv) prepare a budget resolution, including amendments to the budget if necessary, (v) to file the approved budget and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S.

3. For any nonrated public securities issued by the Authority, the Board directs the Authority’s accountant to prepare and file with the Division on or before March 1, 2025, an annual information report with respect to any of the Authority’s nonrated public securities which are outstanding as of the end of the Authority’s fiscal year in accordance with Sections 11-58-105, C.R.S.

4. The Board hereby authorizes the Authority’s accountant to prepare and file an audit exemption and resolution for approval of audit exemption with the State Auditor by March 31, 2025, as required by Section 29-1-604, C.R.S.; or, if required by Section 29-1-603, C.R.S., the Board authorizes that an audit of the financial statements be prepared and submitted to the Board before June 30, 2025 and filed with the State Auditor by July 31, 2025.

5. If the Authority holds property presumed abandoned and subject to custody as unclaimed property pursuant to the Unclaimed Property Act (§§38-13-101 *et seq.*, C.R.S.), the Board directs legal counsel to prepare an unclaimed property report that covers the twelve months

preceding July 1, 2025 and submit the report to the Colorado State Treasurer by November 1, 2025, in accordance with Section 38-13-401 *et seq.*, C.R.S.

6. If required, the Board directs legal counsel to oversee the preparation of any continuing annual disclosure report required to be filed not later than the date required by the applicable continuing disclosure agreement, in accordance with the Securities Exchange Commission Rule 15c2-12.

7. The Board designates the Secretary of the Authority as the official custodian of “public records,” as such term is used in Section 24-72-202(2), C.R.S. Public records may also be maintained at the office of Icenogle Seaver Pogue, P.C. and CliftonLarsonAllen LLP.

8. The Board directs legal counsel to advise it on the requirements of the Fair Campaign Practices Act Section 1-45-101 *et seq.*, C.R.S., when applicable.

9. The Board directs that all legal notices shall be published in accordance with Section 32-1-103(15), C.R.S., in a paper of general circulation within the boundaries of the Authority, or in the vicinity of the Authority if none is circulated within the Authority including, but not limited to, *The Greeley Daily Tribune*.

10. The Board determines that each director shall receive compensation for services as directors in the amount of \$100 per meeting not to exceed a total of \$2,400 per annum as provided in the Authority Establishment Agreement and Resolution No. 19-11-02.

11. Pursuant to the Authority Establishment Agreement, Section 32-1-901 and Section 24-12-101, C.R.S., the Board directs legal counsel to prepare, and designates the Authority Manager to administer, oaths of office and certificates of appointment at such time as directors are appointed to the Board.

12. The Board extends the current indemnification resolution, adopted by the Board on May 10, 2011, to allow the resolution to continue in effect as written.

13. The Board has determined that, when applicable, legal counsel will file conflicts of interest disclosures provided by Board members with the Secretary of State seventy-two (72) hours prior to each meeting of the Board, in accordance with the Authority Establishment Agreement, Sections 32-1-902(3)(b) and 18-8-308, C.R.S. Annually, legal counsel shall request that each Board member submit updated information regarding actual or potential conflicts of interest. Additionally, at the beginning of every term, legal counsel shall request that each Board member submit information regarding actual or potential conflicts of interest.

14. The Authority is currently insured through the Colorado Special Districts Property and Liability Pool. The Board directs the Authority Manager to pay the annual insurance premiums in a timely manner. The Board and Authority staff will biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

15. The Board members have reviewed the minutes from all meetings of the Board from November 8, 2023 to October 9, 2024 which minutes are attached hereto as **Exhibit A**. The Board, being fully advised of the premises, hereby ratifies and affirms each and every action of the Board taken at said meetings.

16. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Board hereby declares that all electronic recordings of executive sessions shall be retained for purposes of the Colorado Open Meetings Law for ninety (90) days after the date of the executive session. The Board further directs the custodian of the electronic recordings of the executive session to systematically delete all such recordings made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90th) day after the date of the executive session.

17. The Board hereby acknowledges, agrees and declares that the Authority's policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Section 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the Authority's official custodian may deposit public funds in any bank which has been designated by the Colorado Banking Board as an eligible public depository. For purposes of this paragraph, "official custodian" means a designee with plenary authority including control over public funds of a public unit which the official custodian is appointed to serve. The Authority hereby designates the Authority's accountant as its official custodian over public deposits.

18. The Board hereby authorizes the Authority's President or the Authority Manager to execute, on behalf of the Authority, any and all easement agreements pursuant to which the Authority is accepting or acquiring easements in favor of the Authority.

(Signature Page Follows.)

ADOPTED AND APPROVED THIS 13TH DAY OF NOVEMBER, 2024.

BEEBE DRAW FARMS AUTHORITY

By: _____
William Caldwell, President

Signature Page to Beebe Draw Farms Authority 2025 Annual Administrative Matters Resolution

EXHIBIT A

**Minutes from the
November 8, 2023 to October 9, 2024
Meetings of the Board**

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
NOVEMBER 8, 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, November 8, 2023, at 6:00 p.m. This meeting was a hybrid meeting held via Microsoft Teams and at the Pelican Lake Ranch Community Info & Sales Center, 16502 Beebe Draw Farms Pkwy. Platteville, CO. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Lisa Johnson, Terri Boroviak and Shauna D’Amato; CliftonLarsonAllen LLP
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.
MaryAnne McGeady Esq. and Suzanne Meintzer Esq.; McGeady Becher P.C
Christine Hethcock, Melanie Briggs, Carol Satersmoen, Gerry Tschirpke,
Crystal Clark, Patty Caldwell, Mary Jo Farrell, Tina Wernsman, Jason and Deb
Rua, Wendy Williams, John and Kim Coleman and other members of the public.

ADMINISTRATIVE
MATTERS

Call to Order and Agenda: The meeting was called to order. Following discussion, upon a motion duly made by Director Mead, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Confirm Quorum, Location of Meeting and Posting of Meeting Notice: Ms. Johnson confirmed the presence of a quorum. 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 District’s boundaries have been received.

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. It was noted by Attorney Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed

at the meeting.

CliftonLarsonAllen LLP Master Services Agreement and Statement(s) of Work for 2024: The Board reviewed the CLA Master Services Agreement and Statements of Work. Attorney Pogue provided comments and Director Knopinski expressed his dissatisfaction with the draft and review process from CLA. Following discussion, upon a motion duly made by Director Dillon, seconded by Director Mead and, upon vote, majority carried, the Board approved the CLA Master Services Agreement and Statements of Work for 2024, as presented.. Director Knopinski opposed, desiring the documents to be approved subject to final legal review.

2024 Insurance Renewal: Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board authorized Director Dillon to work with CLA to renew 2024 insurance and consider an increase in cyber security.

Worker's Compensation Insurance for 2024: Following review, upon a motion duly made by Director Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved worker's compensation insurance for 2024.

Membership in the Special District Association for 2024: Following review, upon a motion duly made by Director Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board authorized renewing the District's membership in the Special District Association for 2024.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

**CONSENT
AGENDA**

The Board considered the following items and actions:

- Minutes of the October 11, 2023 Regular Meeting.
- Payment of claims \$4,159.66.
- Cash Position Schedule.
- Resolution No. 2023-11-01 Regarding 2024 Annual Administrative Matters.
- Resolution No. 2023-11-02 Regarding 2024 Meeting Resolution.
- Resolution No. 2023-11-03 First Amendment to Amended and Restated Public Records Policy Resolution.

The Board reviewed the Consent Agenda items. Following review, upon motion duly made by Director Dillon, seconded by President Mead and, upon vote, unanimously carried, the Board approved, ratified approval of and/or accepted the Consent Agenda items, as presented.

Meetings in 2024 will be held every other month beginning the 2nd Wednesday of January at 6:00 p.m. and will be hybrid. The meeting in June will be held on June 19, 2024 instead of the 2nd Wednesday.

PUBLIC COMMENT

Mary Jo Farrell addressed the Board regarding the desire to complete appropriate signage on the new path along the Parkway and to review the amenities rules regarding the use of the pathway and requested the Board consider a ribbon cutting or completion celebration.

Brenda Lewis addressed the Board regarding a neighbor's (Gayle Lynne) comment related to the excessive speed along the parkway. The neighbor is also very upset about the oil and gas activity, noting that it is very loud and disruptive.

FINANCIAL
MATTERS

Engagement Letter with Wipfli to Prepare the 2023 Audit: Ms. Boroviak presented the engagement letter to the Board. Following review, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the engagement letter with Wipfli to prepare the 2023 Audit.

2023 Budget Amendment: Ms. Boroviak reported that a 2023 budget amendment will be considered by the Board in 2024 once the need is determined.

FIRST READING: None.

SECOND READING:

Public Hearing on the Proposed 2024 Budget and Adoption of Resolution No. 2023-11-04 to Adopt 2024 Budget, Appropriate Sums of Money: The Board opened the public hearing to consider the proposed 2024 Budget at 7:45 p.m.

It was noted that Notice stating that the Board would consider adoption of the 2024 budget and the date, time and place of the public hearing was published pursuant to statute. No written objections were received prior to the public hearing.

Ms. Johnson and Ms. Boroviak presented the 2024 Budget to the Board. There were no public comments, and the hearing was closed at 8:00 p.m.

Following review, upon a motion duly made by Director Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-04 to Adopt 2024 Budget, Appropriate Sums of Money.

EMERGENCY READING: None.

OPERATIONS AND
MAINTENANCE

Sales and Information Center Pillar Repairs: Director Caldwell provided an update for the Board, noting that he is still awaiting proposals. No action taken.

FIRST READING:

2024 Amenity Fees: Ms. Johnson presented the current fee structure to the Board. The Board will work with a committee of Beebe Draw Farms Metropolitan District No. 1 Board members and Ms. Clark to recommend changes to the current fee structure and present to the Board at a future meeting.

SECOND READING: None.

EMERGENCY READING: None.

CAPITAL
AMENITIES

Broadband Project: No update was provided.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

INFRASTRUCTURE
MATTERS

Filing No. 2: None.

FIRST READING:

Cost Verification Report No. 3 prepared by Schedio Group: Ms. Hethcock stated that these reports should not be subject to a first and second reading process. Attorney Pogue elaborated on what the Authority Establishment Agreement states regarding the need for a first and second reading process. He suggested that staff draft a policy regarding how to implement the two-reading rule and present to the Board at a future meeting.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, majority carried, the Board accepted the Cost Verification Report No. 3 and authorized immediate payment. Director Dillon and Director Caldwell opposed.

SECOND READING:

Cost Verification Report No. 2 prepared by Schedio Group: The Board reviewed the report. Director Knopinski asked about the status of

the current revisions to the contract with Wernsman Engineering. Ms. Johnson responded that she has not received a scope revision to date. Ms. Wernsman provided a response as well. Director Knopinski commented that he will not be approving any other payments for Wernsman Engineering under the current contract.

Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, majority carried, the Board accepted the Cost Verification Report No. 2 and determined that no further payments on any future invoices from Wernsman Engineering will be made until a revised scope of work has been received and approved by the Board.

EMERGENCY READING: None.

LEGAL MATTERS

FIRST READING:

Amended and Restated Improvement Acquisition, Advance, and Reimbursement Agreement and Promissory Note Securing Payment of Same with REI: Attorney Pogue presented the agreement to the Board. Discussion ensued. No action was taken.

SECOND READING: None.

EMERGENCY READING: None.


OTHER BUSINESS

Ms. Hethcock provided an update for the Board regarding the oil and gas activity and the historical revenue that has been generated by that activity. She outlined the process for how wells are determined and the process to drill a new well or abandon an old well. She then provided information on super pad projects that will be drilled within the boundaries of the Authority.

ADJOURNMENT

There being no further business to come before the Board at this time, the Board adjourned the meeting at 9:15 p.m.

Respectfully submitted,

By 
 7984B344D8C244F...
 Secretary for the Meeting

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
JANUARY 10, 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, January 10, 2024, at 6:00 p.m. This meeting was a hybrid meeting held via Microsoft Teams and at the Pelican Lake Ranch Community Info & Sales Center, 16502 Beebe Draw Farms Pkwy. Platteville, CO. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Lisa Johnson; CliftonLarsonAllen LLP
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Christine Hethcock, Crystal Clark, Linda Black, Carol Satersmoen, Patty Caldwell, Dory Martin, Ed and Mary Jo Farrell, Scott Edgar, Cindy Billinger, Gerry Tschirpke, Judy Tunis, Roy Wandell, Cindy Key, Catrena Rosentreader, Chris Craver and other members of the public.

**ADMINISTRATIVE
MATTERS**

Call to Order and Agenda: The meeting was called to order at 5:08 p.m. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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 District's boundaries have been received.

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. It was noted by Attorney Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed

at the meeting.

Board Meetings at Facilities and Maintenance Building 16494 Beebe Draw Farms Parkway Platteville, CO 80651. Resolution No. 2024-01-01 First Amendment to 2024 Meeting Resolution: Ms. Johnson presented the Resolution to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved holding Board meetings at the Facilities and Maintenance Building, 16494 Beebe Draw Farms Parkway Platteville, CO 80651, and adopted Resolution No. 2024-01-01 First Amendment to 2024 Meeting Resolution, as presented.

Constituent Communications and Requests to Management, Accounting and Legal: Director Dillon presented the constituents communications and requests to the Board, reminding the attendees that communications to consulting staff from constituents do increase the consulting fees to the Authority. She requested constituents contact her and or Director Caldwell first with any concerns or questions.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING: None.

**CONSENT
AGENDA**

The Board considered the following items and actions:

- Approve Minutes of the November 8, 2023 Regular Meeting
- Ratify approval of payment of claims totaling \$370,850.58
- Acceptance of Cash Position Schedule
- Acknowledge AV Equipment Gift from POA and the Installation of Same

The Board reviewed the Consent Agenda items. Following review, upon motion duly made by Director Knopinski, seconded by Director Dillon and, upon vote, unanimously carried, the Board approved, ratified approval of and/or accepted the Consent Agenda items as presented.

PUBLIC COMMENT

Judy Tunis addressed the Board regarding the current lease for use of the Sales and Info Center. She then addressed the Board regarding the land conveyance concern.

Crystal Clark addressed the Board regarding the expense of the potential land conveyance and asked if the insurance for the Authority will be contacted about this and a claim filed. She asked if a community meeting could be held regarding the land conveyance issue.

Linda Black addressed the Board regarding the insurance option mentioned by Ms. Clark. She encouraged the Authority Board and Mr. Edgar to provide the community with a timeline on when this issue will be addressed and resolved.

Carol Satersmoen addressed the Board regarding the current state of the Authority website and asked if updates could be made. She also asked about the beavers at Lake Christina. She suggested the Board consider preparing a Wildlife Management Policy.

FINANCIAL
MATTERS

FIRST READING: None.

SECOND READING:

Fee Committee Recommendations for 2024 Fees. Resolution No. 2024-01-02 to Adopt 2024 Fee Schedule: Ms. Clark presented the recommendations for fee changes in 2024 to the Board. Following review, upon a motion duly made by Director Dillon, seconded by Director Knopinski and, upon vote, unanimously carried, the Board adopted the Resolution No. 2024-01-02 to Adopt 2024 Fee Schedule, as presented.

EMERGENCY READING: None.

OPERATIONS AND
MAINTENANCE

FIRST READING:

Proposals for 2024 Road Maintenance: The Board discussed the proposals from T Case for road maintenance in the amount of \$31,425. No action was taken.

SECOND READING: None.

EMERGENCY READING:

Proposals from Big Horn Buildings LLC and Fossil Creek Builders to Repair Pillars at Sales and Info. Center Facility: Ms. Johnson presented the proposals to the Board. Director Caldwell provided additional information on the proposals and his agreement with this being considered as an emergency reading as this issue is considered a safety concern at the Sales and Info. Center.

Following review, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the proposal from Big Horn Buildings LLC to repair pillars at Sales and Info. Center Facility and directed legal counsel to draft an agreement.

CAPITAL
AMENITIES

Broadband Project: Mr. Farrell provided an update on the project to the Board, noting that Hilltop Broadband continues to wait for the application window to open again for grant funds. It was noted that certification of need has been completed.

FIRST READING: None.

SECOND READING: None.

EMERGENCY READING:

Change Order No. 1 to the Construction Contract with Fossil Creek Builders to Install 2 New Culverts: Ms. Johnson presented the reason for adding this as an emergency reading due to the timing of the next Board meeting in relation to the completion of the path project. It was noted that waiting until March could cause the project to not be completed on time and therefore increase the overall cost. Mr. Caldwell summarized the change order and the need to install the two new culverts.

Following discussion, upon a motion duly made by Director Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the Change Order No. 1 to the Construction Contract with Fossil Creek Builders to install 2 new culverts.

INFRASTRUCTURE
MATTERS

Filing No. 2: Ms. Hethcock provided an update for the Board, noting that Filing No. 2 was submitted to Weld County staff for review a few weeks ago.

FIRST READING:

Cost Verification Report No. 4 Prepared by Schedio Group: The Board reviewed the Cost Verification Report No. 4 prepared by Schedio Group. No action was taken.

Cost Verification Report No. 5 prepared by Schedio Group: The Board reviewed the Cost Verification Report No. 5 prepared by Schedio Group. No action was taken.

SECOND READING:

Cost Verification Report No. 3 prepared by Schedio Group: Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board accepted the Cost Verification Report No. 3 prepared by Schedio Group.

EMERGENCY READING: None.

LEGAL MATTERS

Authority Establishment Agreement (AEA) Regarding Items Requiring Action to be Discussed at Two Meetings: Attorney Pogue discussed the language in the AEA related to the requirement that all matters that require approval from the Board require discussion at two meetings prior to taking action with the exception of the pledge agreements. Attorney Pogue and Ms. Johnson discussed this matter in detail and suggest a few options for Board consideration:

1. Every matter requiring action by the Board would need to be discussed at two meetings prior to action other than items deemed to be an emergency. The suggestion would be that the Board would meet twice monthly to accomplish this.
2. The Board could prepare a list of matters that do not require discussion at two meetings and those matters can be approved via a consent agenda.
3. An amendment to the AEA could be prepared to more clearly define the two-meeting discussion rule requirement.

Director Knopinski provided comments on what he feels the intent of this requirement was at the time the AEA was approved.

Director Dillon commented that she is not in favor of not adhering to the terms of the AEA. She would agree to an amendment to the AEA but if the Board is going to amend the AEA then she has other items in the AEA that she would like to see amended. She would be willing to review a list of items that might be exempt from the requirement.

Director Caldwell provided his comments in that he does not feel that waiting two months to hire a contractor to do time sensitive work is reasonable.

FIRST READING: None.

SECOND READING:

Amended and Restated Improvement Acquisition, Advance, and Reimbursement Agreement and Promissory Note Securing Payment of Same with REI: Attorney Pogue presented the agreement to the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, with Directors Knopinski and Mead voting yes, the Board approved the Amended and Restated Improvement Acquisition, Advance, and Reimbursement Agreement and Promissory Note securing payment of same with REI. Directors Caldwell and Dillon were opposed. The Board members discussed the concerns that Directors Caldwell and Dillon have with the agreement. Director Knopinski will work with Attorney Pogue to address the concerns shared by Directors Caldwell and Dillon regarding

the agreement.

EMERGENCY READING: None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Director Dillon adjourned the meeting at 7:45 p.m.

Respectfully submitted,

By DocuSigned by:
william caldwell
7984B344D8C244F
 Secretary for the Meeting

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MARCH 13, 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, March 13, 2024, at 6:00 p.m. This meeting was a hybrid meeting held via Microsoft Teams and at the Facilities and Maintenance Building, 16494 Beebe Draw Farms Pkwy. Platteville, CO. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

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

Also In Attendance Were:

Lisa Johnson, Shauna D'Amato and Terri Boroviak; CliftonLarsonAllen LLP
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Brenda Lewis, Carol Satersmoen, Crystal Clark, John and Kim Coleman, Emily Meehan, Melanie Briggs, Chantini Miller, Edward Hermann, Linda Black, Patty Caldwell, Mary Jo and Ed Farrell, Gerry Tschirpke, Cindy Billinger, Mike Korkel, Dough Martin, Roy Wardwell, Patrick Powers, Kelly Will, Elliott Hoover, Catrena Rosentreader, Jeff and Alma Heley and other members of the public.

ADMINISTRATIVE
MATTERS

Call to Order and Agenda: The meeting was called to order at 6:02 p.m. by Ms. Johnson. Following discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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.

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.

Regular Meeting Schedule for Remainder 2024 Due to Two Discussion

Requirement: Ms. Johnson and Attorney Pogue reviewed payment schedule and meeting schedules with the Board.

The Board engaged in discussion regarding monthly payables and a policy to allow for those to be approved by two Board Members - one from District No. 1 and one from District No. 2. The approval would occur monthly and then be ratified at the next Board meeting via a consent agenda. The Board directed Attorney Pogue to draft the policy for consideration under the second discussion at the next Board meeting.

Attorney Pogue will prepare an Amendment to the Administrative Matters Resolution for the Board's review under second discussion at the next meeting. It was noted that this amendment will change the meeting schedule to allow for a short, virtual meeting of the District on the second Wednesday of even numbered months to begin at 6:00 p.m.

FIRST DISCUSSION: None.

SECOND DISCUSSION:

Minutes of the January 10, 2024 Regular Meeting: Ms. Johnson reviewed the edits from Director Hethcock to the January 10, 2024 Minutes. Following review, upon a motion duly made by Director Knopinski, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the January 10, 2024 Minutes, as amended.

PUBLIC COMMENT

Mary Jo Farrell requested the public be informed that President Dillon and Ms. Johnson will be circulating a draft of trail etiquette rules as a part of the Multipurpose Pathway Committee and may require some signage. Ms. Farrell stated the Board should consider which type of signage should be installed along the trail, noting that the Committee studied the county and surrounding area trails. She also noted they potentially want to provide dog waste bags along the trails. It was noted that public education and public signage are the goals of the Multipurpose Pathway Committee.

Catrena Rosentreader addressed the Board regarding the culvert/maintenance issue on the agenda. She requested the Board review the current proposal in detail and requested that REI consider funding the expense to repair the drainage issue.

Kelly Will addressed the Board regarding the same drainage issue and offered his professional opinion on what is causing the issue and how it should be repaired. President Dillon requested Mr. Will to provide a proposal for the repairs of the drainage issue.

Mr. Will further addressed the Board regarding concerns with the walking paths and trails. Director Caldwell discussed the trail and culverts installation and the status of the project. John Coleman commented that he would appreciate a meeting with Mr. Will regarding the issue and would like to show him what is causing the concerns and need for mitigation.

Crystal Clark addressed the Board regarding water rights that are pledged to Central Weld County Water District for future taps. She asked if the rights are being leased out in the meantime and inquired about what will happen to the taps if Filing 2 is not approved. Director Knopinski responded that the developer purchases the water rights, which are then conveyed to the water provider and sold to lot owners to allow for water service to their lot. Director Knopinski was unsure if Central Weld County Water District leases the shares until they are purchased by lot owners in the community.

Attorney Pogue noted that in the event Filing 2 was not approved, the Authority could contact Central Weld County Water District to try and reallocate the taps.

Mike Konkel commented that he has bought and sold water rights frequently in the past and provided his opinion that the Authority does have the right to lease these water rights. He requested further investigation into the water rights matter.

FINANCIAL MATTERS

FIRST DISCUSSION:

December 31, 2023 Unaudited Financial Statements: Ms. Boroviak reviewed the December 31, 2023 Unaudited Financial Statements with the Board. It was noted that any questions regarding the financial statements should be directed to Ms. Johnson, who will present them at the second reading at the next Board meeting. No action was taken.

March 2024 Cash Position Schedule: Ms. Boroviak reviewed the March 2024 Cash Position Schedule with the Board. No action was taken.

Public Hearing on the Proposed Amended 2023 Authority Budget: Ms. Johnson opened the public hearing to consider an amendment to the 2023 Authority Budget at 7:00 p.m.

Ms. Boroviak reviewed the proposed amendment with the Board, noting that the proposed amendment to the budget is increasing the total expenditure to \$474,330 from the original budgeted amount of \$410,000.

No public comment was received, and Ms. Johnson closed the public hearing at 7:07 p.m. Discussion ensued. No action was taken.

Claims in the Amount of \$1,080.06: Ms. Johnson and Ms. Boroviak reviewed the payment of the claims in the amount of \$1,080.06 with the Board. No action was taken.

Claims in the Amount of \$142,462.62: Ms. Johnson and Ms. Boroviak reviewed the payment of the claims in the amount of \$142,462.62 with the Board. No action was taken.

SECOND DISCUSSION:

Claims in the Amount of \$79,264.90: Ms. Boroviak reviewed the claims with the Board. Following review, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board accepted the payment of claims in the amount of \$79,264.90, as presented.

OPERATIONS AND MAINTENANCE

Pillar Repairs at Sales and Info. Center: Director Caldwell provided an update on the repairs with the Board, noting that the manufactured stone is yet to be finished. He noted that the anticipated completion is the end of April 2024 as they are awaiting better weather conditions for this construction.

FIRST DISCUSSION: None.

SECOND DISCUSSION:

Proposal from Drexel Barrell & Co. for Survey and Civil Engineering Services Related to Coleman Drainage Matter: President Dillon noted she will follow up with Mr. Will regarding this matter, and recommended delaying Board action until a future Board meeting. Discussion ensued. The Board agreed with President Dillon's proposal and deferred this item.

The Board requested this item be updated from "Coleman Drainage Matter" to "Fairbanks Drainage Matter" on future agendas.

CAPITAL AMENITIES

Broadband Project: Mr. Farrell provided an update regarding the project to the Board. It was noted the application for the grant was submitted. Mr. Farrell conducted speed test certifications, noting favorable results of speed tests. He is expecting a letter from Hilltop regarding certification of results of speed testing. The letter will be circulated to Ms. Johnson and the Board for review and execution. Once the letter is signed, Hilltop will send it to the grant committee's office.

Beebe Draw Farms Parkway Path Project: Director Caldwell provided an update for the Board, noting that the contractor will be back on site on March 18, 2024, if weather permits, to provide more trail compaction and culverts for drainage. The contractor may get asphalt installed the last week of April, depending on the weather conditions.

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION:

Cost Verification Report No. 6 Prepared by Schedio Group: Ms. Johnson reviewed the report with the Board. Following review, upon a motion duly made by Director Knopinski, seconded by Director Mead with support from Directors Caldwell and Dillon, the Board accepted the Cost Verification Report No. 6 prepared by Schedio Group.

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 noted he is waiting to receive a schedule of the projects that would be funded by this advance from REI. The Board deferred action to the next regular meeting.

Executive Session Pursuant to Section 24-6-402(4)(b), C.R.S., to Discuss Pending Legal Matters Related to the Transfer of Land to REI with General Counsel: Attorney Pogue provided a commentary on this matter. No executive session was required.

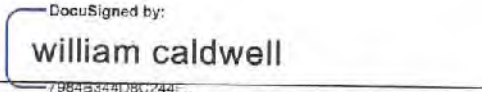
OTHER BUSINESS

The Board directed staff to schedule a virtual Special Board meeting on Wednesday, March 20, 2024 at 3:00 p.m.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Caldwell, seconded by President Dillon and, upon vote, unanimously carried, the Board adjourned the meeting at 7:30 p.m.

Respectfully submitted,

By  **william caldwell**
Secretary for the Meeting

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MARCH 20, 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, March 20, 2024, at 3:00 p.m. This meeting was a hybrid meeting held via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Sharon Dillon, President
Paul “Joe” Knopinski, Vice President
Diane Mead, Treasurer
William Caldwell, Secretary

Also In Attendance Were:

Lisa Johnson and Shauna D’Amato; CliftonLarsonAllen LLP
Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.
Brenda Lewis, Cindy Billinger, Scott Edgar, Chantini Miller, Crystal Clark, Melanie Briggs, and other members of the public.

**ADMINISTRATIVE
MATTERS**

Call to Order and Agenda: The meeting was called to order at 3:00 p.m. Following discussion, upon a motion duly made by Director Knopinski, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

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.

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: None.

SECOND DISCUSSION:

Amended Resolution Regarding Regular Meeting Dates for 2024:

Following review and discussion, upon a motion duly made by Director Knopinski, seconded by President Dillon and, upon vote, unanimously carried, the Board adopted the Amended Resolution Regarding Regular Meeting Dates for 2024.

PUBLIC COMMENT

None.

FINANCIAL MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION:

Pavment of claims in the amount of \$142,462.62: Following review, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board accepted the payment of claims in the amount of \$142,462.62.

December 31, 2023 Unaudited Financial Statements and Schedule of Cash Position through March 2024:

Following review, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board accepted the December 31, 2023 unaudited financial statements and schedule of cash position through March 2024.

Resolution to Amend the 2023 Budget (Public Hearing as Held on March 13, 2024):

Following review, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board adopted the Resolution to Amend the 2023 budget. The Public Hearing regarding the Resolution to Amend the 2023 budget was held on March 13, 2024.

OPERATIONS AND MAINTENANCE

FIRST DISCUSSION:

Proposals for Survey of Land Owned by Authority In and Around Lake Christina etc.:

Director Caldwell presented the proposals to the Board, noting he believes the land needs to be surveyed to determine where the Authority property ends and where the private property begins to determine maintenance responsibilities. Discussion ensued to include options such as a license agreement or easement from the property owner. The Board directed Director Caldwell to solicit proposals for the survey work.

Crystal Clark noted she located information that a survey of this property may have been done in 2022. She requested the Board to investigate further to see if this survey work has already been performed.

Director Caldwell responded that the survey staking work he is requesting was performed in 2022 but the stakes are no longer on the property.

SECOND DISCUSSION: None.

CAPITAL AMENITIES

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

LEGAL MATTERS

FIRST DISCUSSION:

Request from Beebe Draw Farms Metropolitan District No. 1 Committee 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: The Board discussed the request and related funding. President Dillon and Director Caldwell commented that the Discretionary Fund may be used but that will need to be determined at a later date. The Board directed President Dillon and Director Caldwell to communicate to the Beebe Draw Farms Metropolitan District No. 1’s Committee to solicit proposals to present to the Board at the April meeting.

SECOND DISCUSSION:

Policy to Allow for Payment of Monthly Claims by One Member of the Board Appointed by District 1 and One Member of the Board Appointed by District 2: The Board discussed the policy. The Board delegated one member of District No. 1 and one member of District No. 2 to review and approve the monthly invoices and authorize payment to be made after the invoices have been reviewed by the Board under a First Discussion. The claims listing will appear on a consent agenda with an acknowledgement that the claims included in the listing were paid.

Following discussion, upon a motion duly made by Director Knopinski, seconded by President Dillon and, upon vote, unanimously carried, the Board approved the policy to allow for payment of monthly claims by one member of the Board appointed by District No. 1 and one member of the Board appointed by District No. 2 after completion of a First Discussion at a Board meeting.

OTHER BUSINESS

Director Knopinski resigned from his position on the Authority Board, effective immediately. Director Knopinski expressed his heartfelt appreciation to the community to allow him to serve on the Board and represent the community for the past several years.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Mead, seconded by President Dillon and, upon vote, unanimously carried, the Board adjourned the meeting at 3:59 p.m.

Respectfully submitted,

By DocuSigned by:
william caldwell
7984B344D8C244F
Secretary for the Meeting

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
APRIL 10, 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, April 10, 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.
Janet Konkel, Linda Cox, Crystal Clark, Brenda Lewis, Judy Tunis, Ed Farrell,
Carol Satersmoen and other members of the public.

ADMINISTRATIVE
MATTERS

Call to Order and Agenda: The presence of a quorum was confirmed. The meeting was called to order at 6:03 p.m. Following discussion, upon a motion duly made by Director Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Confirm Quorum, Location of Meeting and Posting of Meeting Notice: 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.

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 Scott Edgar from Beebe Draw Farms Metropolitan District No. 2 to Fill the Vacancy and Officer Position Created by the Resignation of Joe Knopinski: The Board acknowledged the appointment of Scott Edgar from Beebe Draw Farms Metropolitan District No. 2 to fill the vacancy and officer position created by the resignation of Joe Knopinski.

Election of Officers: Following review, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Sharon Dillon
Vice-President:	Diane Mead
Treasurer:	Bill Caldwell
Secretary:	Scott Edgar

FIRST DISCUSSION:

Minutes of the March 13, 2024 Regular Meeting and March 20, 2024 Special Meeting: President Dillon requested the March 20, 2024 Special Meeting Minutes to be revised to reflect the following change: “Director Caldwell and President Dillon commented that the Discretionary Fund may be used but will need to be determined at a later date”.

Recommendation to Advance Nathan Clark to Field & Maintenance Specialist – Lead: Ms. Johnson summarized the process of revising the Field & Maintenance – Lead job description and then posting internally to the current staff. Mr. Clark submitted his letter of interest. Ms. Johnson met with Mr. Clark to review the job description to ensure he is comfortable the requirements of the position. Mr. Clark has indicated that he would like to receive \$26.50 per hour if offered the position. The Board discussed the information presented. No action was taken at this meeting.

SECOND DISCUSSION: None.

PUBLIC COMMENT

Brenda Lewis addressed the Board regarding a posting on the mail room door regarding the issuance of mail keys. She noted that USPS is now taking on the responsibility to issue any new or replacement keys.

Judy Tunis commented on changing the name of the community from Pelican Lake Ranch to Beebe Draw Farms. She then addressed the Board regarding the Sales and Information Center and the restrictions of use. She would like to see the facility be used as a community center going forward and not used as a Sales and Information Center.

Linda Cox addressed the Board regarding signage and volunteered to continue working with the Board on needed signage.

FINANCIAL MATTERS

FIRST DISCUSSION:

Payment of Claims: The Board reviewed the payment of claims in the amount of \$69,936.72.

SECOND DISCUSSION: None.

**OPERATIONS AND
MAINTENANCE**

Pillar Repairs at Sales and Info. Center: Director Caldwell provided an update on the pillar repairs to the Board.

FIRST DISCUSSION:

Rules of Etiquette Related to Newly Installed Path on Beebe Draw Farms Parkway Prepared by Multi- use Pathway Committee: The Board reviewed the information presented. President Dillon discussed the communication of these rules once adopted. Ms. Farrell commented that the committee was hoping to prepare a mailing to residents and have a few signs prepared with the important rules identified.

Proposals for Landscape and Tree Maintenance Services: The Board reviewed proposals for landscape and tree maintenance services. President Dillon commented that Mr. Clark suggested the maintenance staff can provide fertilizing services, which were identified in the proposals. She then commented that tree care services will be the only services needed. Director Edgar directed staff to ask the contractors if their proposals will change when the lawn care services are removed.

Proposal from Moffat Glass for Clubhouse Window Glazing in the amount of \$2,845.36: The Board reviewed the proposal. No action was taken.

Proposal from Greeley Lock and Key Proposal for Rekeying Locks at Clubhouse in the Amount of \$1,309.89: The Board reviewed the proposal. Discussion ensued. Director Edgar agreed that REI will fund half of the costs to re-key the facility. The Board will consider action on this item at their next meeting.

Proposal for Riding Mower Purchase: The Board reviewed the proposals for riding mower purchase. Mr. Clark recommended purchasing the riding mower in the amount of \$10,096.98. No action was taken.

Change Order to Big Horn Builders Contract Regarding Pool Pillar Repairs and Staining: The Board deferred this agenda matter to a future meeting.

2024 Fish Stocking and Algae Remediation: Following discussion, the Board agreed fish stocking is necessary prior to the fishing derby in early June. The Board deferred discussion on the algae remediation.

SECOND DISCUSSION:

Proposal from Drexel Barrell & Co. for Survey and Civil Engineering Services Related to Fairbanks Drive Issue: The Board reviewed the proposal. President Dillon commented that at the last meeting Directors Knopinski and Mead agreed that the Infrastructure Fund would fund this expense. Director Edgar had questions on the drainage issue.

Following review, upon a motion duly made by Director Caldwell, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the proposal from Drexel Barrell & Co. for survey and civil engineering services related to Fairbanks Drive issue. Mr. Caldwell will ask Drexel Barrell & Co. to provide a change order for review by the legal counsel. Following review, upon a motion duly made by Director Mead, seconded by Director Edgar, with support from Director Caldwell and President Dillon, the Board approved funding the cost of this expense from the infrastructure fund.

Proposals for Survey of Land Owned by Authority in and Around Lake Christina etc.: The Board deferred this agenda item to a future meeting.

CAPITAL AMENITIES

Broadband Project: Mr. Farrell provided an update regarding the project to the Board.

Beebe Draw Farms Parkway Path Project: Director Caldwell provided an update for the Board.

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: The Board deferred this agenda item to the next meeting.

Proposal to Engage an Appraiser to Appraise Land (422 acres) Related to Land Conveyance Matter or Authorize D1 to Engage an Appraiser and Funding for Same: The Board reviewed the proposals. President Dillon commented that she thinks this is needed and that the Infrastructure Fund should fund the appraisal given that REI created this problem. Director Edgar commented that he is not comfortable with funding the appraisal. Members of the public provided comments on possible funding options. Director Edgar commented that he is adamantly opposed to using Infrastructure fund monies to fund this appraisal. The Board deferred action on this agenda item to the next meeting.

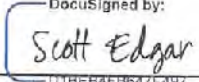
OTHER BUSINESS

The Board determined to hold a virtual Special Board meeting on Wednesday, April 24, 2024 at 6:00 p.m.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Edgar, seconded by Director Mead and, upon vote, unanimously carried, the Board adjourned the meeting at 7:29 p.m.

Respectfully submitted,

By  Secretary for the Meeting

DocuSigned by:
01BFB4F3647497

**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, 2024 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 Greelev 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 DocuSigned by:
Scott Edgar
01B2B4F3B047F187
Secretary for the Meeting

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY
HELD
MAY 8, 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, May 8, 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
Jack Featheringill, Catrena Rosentreader, Brenda Lewis, Crystal Clark, Mary Jo and Ed Farrell, Sara Hoover, 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 6:00 p.m. Following discussion, upon a motion duly made by Director Mead, seconded by Director Caldwell 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.

FIRST DISCUSSION:

Minutes of the April 24, 2024 Special Meeting: The Board reviewed the April 24, 2024 Special Meeting minutes. No action was taken.

Resolution Adopting Technology Accessibility Statement and Technical Standards: Ms. Johnson presented the Resolution Adopting Technology Accessibility Statement and Technical Standards to the Board. No action was taken.

SECOND DISCUSSION:

Minutes of the April 10, 2024 Regular Meeting: Following review, upon a motion duly made by President Dillon, seconded by Director Caldwell and, upon vote, unanimously carried, the Board approved the April 10, 2024 Minutes, as presented.

CONSENT AGENDA

Payment of Claims in the Amount of \$69,936.72: Following review, upon a motion duly made by Director Mead, seconded by President Dillon and, upon vote, unanimously carried, the Board ratified the approval of payment of claims in the amount of \$69,936.72.

PUBLIC COMMENT

None.

FINANCIAL MATTERS

FIRST DISCUSSION:

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

Cash Position Ending March 31, 2024 and Property Tax Reconciliation Schedule: The Board reviewed the cash position schedule ending March 31, 2024 and the property tax reconciliation schedule. No action was taken.

SECOND DISCUSSION: None.

OPERATIONS AND MAINTENANCE

FIRST DISCUSSION:

Proposals to Replace Ductwork on HVAC at the Sales and Info. Center: Ms. D'Amato presented the proposals to replace ductwork on HVAC at the Sales and Info. Center to the Board. Discussion ensued. No action was taken.

SECOND DISCUSSION: None.

CAPITAL AMENITIES

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION:

LEGAL MATTERS

FIRST DISCUSSION: None.

SECOND DISCUSSION: None.

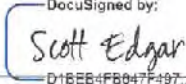
OTHER BUSINESS

Director Edgar informed the Board that REI is processing the comments from Weld County on their submittal. He is planning to schedule a community meeting in the near future to review any changes to the plans that may be made and answer any questions.

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 Mead and, upon vote, unanimously carried, the Board adjourned the meeting at 6:21 p.m.

Respectfully submitted,

By  _____
D18EB4FB047F497...
Secretary for the Meeting

**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, Catrona 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:
Scott Edgar
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Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE "AUTHORITY")
HELD
JULY 10, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the "Board") was convened on July 10, 2024, at 6:00 p.m. This District Board meeting was held at via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:
Sharon Dillon, President
Diane Mead, Vice-President
Scott Edgar, Secretary
Cindy Billinger, Treasurer

Also, In Attendance Were:
Lisa Johnson, Shauna D'Amato and Terri Boroviak, CliftonLarsonAllen LLP ("CLA")
Alan Pogue; Icenogle Seaver Pogue, P.C. ("ISP")
Bruce O'Donnell, MaryJo & Ed Farrell, Kelly Deitman, Melanie Briggs and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 6:00 p.m. The Board reviewed the agenda for the meeting. Ms. Johnson requested an addition to Capital Amenities. Following discussion, upon motion duly made by Director Edgar, seconded by Director Billinger 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.

Election of Officers:

Following discussion, upon motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the following slate of officers were appointed for the District:

President:	Sharon Dillon
Vice President:	Diane Mead
Secretary:	Scott Edgar
Treasurer:	Cindy Billinger

FIRST DISCUSSION:

Attendance of 2024 Special District Association (“SDA”) Conference:

Ms. Johnson reviewed the SDA Conference with the Board. Discussion ensued. No action was taken.

June 12, 2024 Regular Meeting Minutes:

The Board reviewed the minutes. No action was taken.

SECOND DISCUSSION:

May 8, 2024 Special Meeting Minutes:

Following discussion, upon a motion duly made by Director Edgar, seconded by President Dillon and, upon vote, unanimously carried, the Board approved the May 8, 2024 Special Meeting Minutes.

CONSENT AGENDA

Payment of Claims in the amount of \$154,399.45

Cash Position schedule and PTax Statements

Ms. Johnson reviewed the consent agenda with the Board. Following discussion, upon a motion duly made by President Dillon, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the consent agenda.

PUBLIC COMMENT

None.

FINANCIAL MATTERS

FIRST DISCUSSION

Payment of Claims:

Ms. Johnson reviewed the payment of claims with the Board. Discussion ensued. No action was taken.

Draft 2023 Audit:

This item was deferred.

SECOND DISCUSSION

March 31, 2024 Unaudited Financial Statements:

Ms. Johnson reviewed the unaudited financial statements with the Board. Following discussion, upon motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board accepted the March 31, 2024 Unaudited Financial Statements, as presented.

OPERATIONS & MAINTENANCE

Pool Manager Report:

Ms. Johnson reviewed the report with the Board. No action was taken.

FIRST DISCUSSION

Proposals for Pool Resurfacing:

President Dillon reviewed proposals from Mid-America Pool renovation, Inc. and Chavez Construction LLC with the Board and recommended Chavez. Discussion ensued. No action was taken.

SECOND DISCUSSION

None.

CAPITAL AMENITIES

Change Order with Fossil Creek Builders for Additional Asphalt at Oilfield Driveways in the amount of \$5,612.60:

Mr. Caldwell reviewed the change order with the Board. President Dillon requested more information. Discussion ensued. The Board directed staff to request Drexel Barrell split the change order cost. Mr. Boroviak will wait on the Pay App associated with the change order and will process the current Pay App in the meantime.

Following discussion, upon a motion duly made by President Dillon, seconded by Director Edgar and, upon vote, unanimously carried, the Board approved the Change Order, subject to Ms. Johnson getting appropriate paperwork consistent with course of conduct between parties.

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

LEGAL MATTERS

FIRST DISCUSSION

None.

SECOND DISCUSSION

None.

OTHER MATTERS

Statutorily Required Documents Posted on Website and Remediation Services:

Ms. Johnson reviewed the website and related needs with the Board. Following discussion, the Board directed staff to obtain quotes to remediate what is required by statute to be on the website and quotes for everything currently on the website and present them to the Board for review at a future meeting.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by Director Edgar, seconded by President Dillon and, upon vote, unanimously carried, the meeting was adjourned at 7:16 p.m.

Respectfully submitted,

By Signed by:
Scott Edgar
DTB34FB047497
Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE "AUTHORITY")
HELD
AUGUST 14, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the "Board") was convened on August 14, 2024, at 6:00 p.m. This District Board meeting was held at via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:
Sharon Dillon, President
Diane Mead, Vice-President
Cindy Billinger, Treasurer
Bruce O'Donnell, Alternate

Director Scott Edgar was absent and excused.

Also, In Attendance Were:
Lisa Johnson, Shauna D'Amato and Terri Boroviak, CliftonLarsonAllen LLP ("CLA")
Alan Pogue; Icenogle Seaver Pogue, P.C. ("ISP")
Brenda Lewis, Bill Caldwell, Carol Satersmoen, May Jo and Ed Farrell, Sara Hoover,
Crystal Clark, Denise Carlton and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 6:00 p.m. The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by Director Mead, seconded by Director Billinger and, upon vote, unanimously carried, the Board approved the agenda, as presented.

Upon a motion duly made by Director Mead, seconded by President Dillon and, upon vote, unanimously carried, the Board excused the absence of Director Edgar and acknowledged Bruce O'Donnell as an alternate.

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:**July 10, 2024 Special Meeting Minutes:**

Ms. Johnson presented the July 10, 2024 Special Meeting Minutes to the Board. No action was taken.

SECOND DISCUSSION:**Attendance of Board Members at the SDA Conference:**

Following discussion, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, majority carried, the Board approved the attendance of Board members at the SDA conference. Director O'Donnell abstained.

June 12, 2024 Regular Meeting Minutes:

Following review, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, majority carried, the Board approved the June 12, 2024 Regular Meeting Minutes, as presented. Director O'Donnell abstained.

CONSENT AGENDA**Payment of Claims in the amount of \$95,001.71**

Ms. Johnson reviewed the consent agenda with the Board. Following discussion, upon a motion duly made by President Dillon, seconded by Director Mead and, upon vote, unanimously carried, the Board ratified the consent agenda, as presented.

PUBLIC COMMENT

Sara Hoover addressed the Board regarding the new path on Beebe Draw Farms Parkway, inquiring whether any additional work will be done on the path.

Mary Jo Farrell addressed the Board regarding the same concerns as Ms. Hoover. She asked the public to send any additional concerns regarding the path project to Mr. Caldwell or President Dillon.

Another member of the public addressed the Board regarding whether the appraisal of land was received and if so, if that information can be shared with the public. President Dillon responded by saying the appraisal was received but is not publicly available yet.

FINANCIAL MATTERS

FIRST DISCUSSION

Payment of Claims:

The Board reviewed the payment of claims. No action was taken.

June 30, 2024 Unaudited Financial Statements, Schedule of Cash Position and Property Tax Statements:

Ms. Boroviak presented the June 30, 2024 Unaudited Financial Statements, Schedule of Cash Position and property tax statements to the Board. No action was taken.

Draft 2023 Audit:

Ms. Boroviak presented the draft 2023 Audit to the Board. No action was taken.

SECOND DISCUSSION

None.

OPERATIONS & MAINTENANCE

FIRST DISCUSSION

None.

SECOND DISCUSSION

Proposal from Chavez Construction LLC for Pool Resurfacing in the amount of \$65,200.00:

The Board reviewed the proposal from Chavez Construction LLC. Following review, upon a motion duly made by President Dillon, seconded by Director Billinger and, upon vote, with Directors mead and O'Donnell in support, the Board approved the proposal from Chavez Construction LLC for pool resurfacing in the amount of \$65,200.00, as presented.

CAPITAL AMENITIES

Fiber Optics Project:

Mr. Farrell provided an update on the Fiber Optics Project to the Board. The grant application from June 2024 was denied but there is another opportunity to apply for a similar grant, Broadband Equity Access and Deployment (“BEAD”) Program, in December.

FIRST DISCUSSION

Proposal for Pathway Sign Installation in the amount of \$1,685.00:

President Dillon presented the proposal to the Board. No action was taken.

SECOND DISCUSSION

None.

INFRASTRUCTURE MATTERS

FIRST DISCUSSION

Termination of Wernsman Engineering Service Agreement:

Ms. Johnson reviewed the termination with the Board. No action was taken.

Proposal from Terra Forma for Engineering Services Related to Infrastructure Matters:

Ms. Johnson presented the proposal to the Board, noting that the proposal is related to engineering services needed in Filing 2. The proposal was received after the Board packet was distributed and will be included in the next Board packet.

Punch List Items Prepared by Weld County for Beebe Draw Subdivision Phase 5 Improvements:

Ms. Johnson presented the punch list items to the Board. Discussion ensued. Ms. Johnson will schedule a call with Weld County to discuss the punch list in further detail.

SECOND DISCUSSION

None.

LEGAL MATTERS

FIRST DISCUSSION

2024 General Legislation Memo:

Attorney Pogue presented the 2024 General Legislation Memo to the Board. No action was taken.

SECOND DISCUSSION

None.

Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for the Purpose of Receiving Legal Advice on Special Legal Questions:

Upon a motion duly made by Director O'Donnell, seconded by Director Billinger and, upon vote, unanimously carried, the Board entered into Executive Session at 6:52 p.m.

Upon a motion duly made by Director O'Donnell, seconded by President Dillon and, upon vote, unanimously carried, the Board exited from Executive Session at 7:13 p.m.

The Board directed Attorney Pogue and Ms. Johnson to pursue negotiations with Beebe Draw Farms Metropolitan District No. 1 with regard to a tolling agreement for review and discussion at a future special meeting.

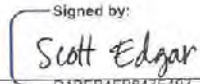
OTHER MATTERS

President Dillon announced that all remaining meetings for 2024 will be held virtually in an effort to save money on administrative costs.

ADJOURNMENT

There being no further business to come before the Board at this time, President Dillon adjourned the meeting at 7:17 p.m.

Respectfully submitted,

By 
 Signed by:
 D12EB4FB647F497
 Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE "AUTHORITY")
HELD
SEPTEMBER 6, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the "Board") was convened on September 6, 2024, at 12:00 p.m. This District Board meeting was held at via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Bill Caldwell, President
Diane Mead, Vice-President
Scott Edgar, Secretary
Cindy Billinger, Treasurer

Also, In Attendance Were:

Lisa Johnson and Shauna D'Amato, CliftonLarsonAllen LLP ("CLA")
Alan Pogue; Icenogle Seaver Pogue, P.C. ("ISP")
Kim and John Coleman, Crystal Clark, Sara Hoover and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 12:00 p.m. The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by President Caldwell, seconded by Director Mead 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.

LEGAL MATTERS

FIRST DISCUSSION

None.

SECOND DISUSSION

Tolling Agreement between the Authority and Beebe Draw Farms Metropolitan District Nos. 1 and 2. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for the Purpose of Receiving Legal Advice on Specific Legal Questions if Needed:

Following discussion, upon a motion duly made by Director Edgar, seconded by President Caldwell and, upon vote, unanimously carried, the Board approved the tolling agreement between the Authority and Beebe Draw Farms Metropolitan District Nos. 1 and 2.

OTHER MATTERS

None.

PUBLIC COMMENT

Sara Hoover addressed the Board regarding the meeting time for this meeting. She was concerned that members of the community could not attend due to work schedules, etc. Ms. Johnson provided a response for the circumstances surrounding the scheduling of the meeting today.

OPERATIONS AND MAINTENNANCE

FIRST DISCUSSION

None.

SECOND DISUSSION

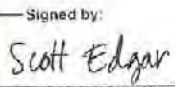
Change Order to Resurfacing Pool Contract to Include Replacement of Tile:

Ms. Clark provided additional information regarding the change order with the Board. Following discussion, upon a motion duly made by President Caldwell, seconded by Director Billinger and with support from Directors Edgar and Mead, the Board approved the Change Order to the Resurfacing Pool Contract to Include Replacement of Tile.

ADJOURNMENT

There being no further business to come before the Board at this time, upon a motion duly made by President Caldwell, seconded by Director Mead and, upon vote, unanimously carried, the Board adjourned the meeting at 12:16 p.m.

Respectfully submitted,

By  _____
Signed by:
DTBEB4FB647F497

Secretary for the Meeting

MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
BEEBE DRAW FARMS AUTHORITY (THE "AUTHORITY")
HELD
SEPTEMBER 5, 2024

A special meeting of the Board of Directors of the Beebe Draw Farms Authority (referred to hereafter as the "Board") was convened on September 5, 2024, at 6:00 p.m. This District Board meeting was held at via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Directors in attendance were:

Bill Caldwell, President
Diane Mead, Vice-President
Scott Edgar, Secretary
Brenda Lewis, Alternate Director

Cindy Billinger, Treasurer, was absent and excused.

Also, In Attendance Were:

Lisa Johnson and Shauna D'Amato, CliftonLarsonAllen LLP ("CLA")
Alan Pogue; Icenogle Seaver Pogue, P.C. ("ISP")
May Jo and Ed Farrell, Patty Caldwell, Kim and John Coleman, Crystal Clark and other members of the public.

ADMINISTRATIVE MATTERS

Quorum, Location of Meeting 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 6:00 p.m. The Board reviewed the agenda for the meeting. Following discussion, upon motion duly made by Director Mead, seconded by President Caldwell and, upon vote, unanimously carried, the Board approved the agenda, as amended and excused the absence of Director Billinger and acknowledged Brenda Lewis as an alternate.

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.

Resignation of Director Sharon Dillon and the Appointment of Bill Caldwell from Beebe Draw Farms Metropolitan District No. 1 to Fill the Vacancy:

Following discussion, upon a motion duly made by Director Edgar, seconded by Director Mead and, upon vote, unanimously carried, the Board acknowledged the resignation of Director Sharon Dillon and the appointment of Bill Caldwell from Beebe Draw Farms Metropolitan District No. 1 to fill the vacancy.

Appointment of Officers:

Following discussion, upon a motion duly made by Director Edgar, seconded by Director Mead and, upon vote, unanimously carried, the Board appointed the following slate of officers:

President: Bill Caldwell
Vice-President: Diane Mead
Secretary: Scott Edgar
Treasurer: Cindy Billinger

LEGAL MATTERS

FIRST DISCUSSION

Tolling Agreement between the Authority and Beebe Draw Farms Metropolitan District Nos. 1 and 2. Executive Session Pursuant to §24-6-402(4)(b), C.R.S. for the Purpose of Receiving Legal Advice on Specific Legal Questions if Needed:

The Board reviewed the tolling agreement. No questions were asked and no action was taken.

SECOND DISCUSSION

None.

OTHER MATTERS

None.

PUBLIC COMMENT

None.

OPERATIONS AND MAINTENNANCE

FIRST DISCUSSION

Change Order to Resurfacing Pool Contract to Include Replacement of Tile:

Ms. Clark reviewed the change order with the Board. The Board discussed the options presented. No action was taken.

SECOND DISUSSION

None.

ADJOURNMENT

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

Respectfully submitted,

By Signed by:
Scott Edgar
D1BE84FB047F497...

Secretary for the Meeting

RESOLUTION NO. 2024-11-02
OF THE BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY
2025 MEETING RESOLUTION

WHEREAS, the Beebe Draw Farms Authority (the “Authority”) is an authority and separate legal entity created pursuant to Section 29-1-203, C.R.S. and the Authority Establishment Agreement, entered into effective April 12, 2011, by and between Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 (the “AEA”); and

WHEREAS, pursuant to Section 3.4(d)(2) of the AEA, regular meetings of the Board of Directors of the Authority (the “Board”) shall be held at such place, on such date, and at such hour as the Board shall, by resolution or motion, establish from time to time, and in accordance with the requirements for special districts under the Special District Act, Sections 32-1-101 *et seq.*, C.R.S.; and

WHEREAS, on November 8, 2023, the Board adopted, via Resolution No. 2023-11-08, a 2023 Meeting Resolution, as subsequently amended on March 20, 2024, designating the time and place of regular meetings, posting locations for meeting notices, and requirements for emergency meetings, as subsequently amended and restated on March 20, 2024 (collectively, the “Prior Meeting Resolution”); and

WHEREAS, pursuant to Section 32-1-903(1), C.R.S., the Board of Directors (the “Board”) of the Authority shall meet regularly at a “Location” to be designated by the Board; and

WHEREAS, pursuant to Section 32-1-903(5)(a), C.R.S., the term “Location” means the physical, telephonic, electronic, other virtual place, or combination of such means where a meeting can be attended; and

WHEREAS, Section 32-1-903(1.5), C.R.S., requires that all meetings of the Board that are held solely at physical locations must be held at physical locations that are within the boundaries of the Authority or that are within the boundaries of the county in which the Authority is located, in whole or in part, or in any county so long as the physical location does not exceed twenty miles from the Authority boundaries; and

WHEREAS, the provisions of Section 32-1-903(1.5), C.R.S. may be waived only if the following criteria are met: (a) The proposed change of the physical location of a meeting of the Board appears on the agenda of a meeting of the Board, and (b) A resolution is adopted by the Board stating the reason for which meetings of the Board are to be held in a physical location under the provisions of Section 32-1-903(1.5), C.R.S. and further stating the date, time, and physical location of such meeting; and

Whereas, pursuant to Section 32-1-903(2)(a), special meetings may be held as often as the needs of the Authority require, upon notice to each director, and may include study sessions at which a quorum of the Board is in attendance, and at which information is presented but no official action can be taken by the Board; and

WHEREAS, pursuant to Section 32-1-903(2)(a), C.R.S., notice of the time and location designated for all regular and special meetings of the Board shall be provided in accordance with Section 24-6-402, C.R.S.; and

WHEREAS, Section 24-6-402(2)(c)(I), C.R.S. requires the Authority to annually designate one public place within the boundaries of the Authority where notice of the Board's meetings shall be posted no less than twenty-four (24) hours prior to the Board's meetings, and where possible, the posting shall include specific agenda information; and; and

WHEREAS, pursuant to Section 24-6-402(2)(c)(III), C.R.S., the Authority shall be deemed to have given full and timely notice of a public meeting if the Authority posts the notice, with specific agenda information if available, no less than twenty-four (24) hours prior to the holding of the meeting on a public website of the Authority; and

WHEREAS, if the Authority posts notice on the Authority's public website pursuant to Section 24-6-402(2)(c)(III), C.R.S., the Authority must also designate a public place within its boundaries at which the Authority may post a notice no less than twenty-four (24) hours prior to a meeting if the Authority is unable to post notice online in exigent or emergency circumstances; and

WHEREAS, the meeting notice of all meetings of the Board that are held telephonically, electronically, or by other means not including physical presence must include the method or procedure, including the conference number or link, by which members of the public can attend the meeting in accordance with Section 32-1-903(2)(a), C.R.S.; and

WHEREAS, Section 32-1-903(6)(a), C.R.S. requires that the Board holds an annual meeting at a time and location to be designated by the Board and such location may be in person, virtual, or in person and virtual; provided that if the annual meeting is held solely in person, then it must be held at a physical location within the boundaries of the Authority, within the boundaries of any county in which the Authority is located, in whole or in part, or within any other county so long as the physical location does not exceed five (5) miles from the Authority's boundaries; and

WHEREAS, the Board desires to designate the time and place of all regular meetings, and to set forth specific requirements for the Board to call emergency meetings when such meetings are deemed necessary for the immediate protection of the public health, safety, and welfare of the property owners and residents of the Authority for the ensuing year of 2025, pursuant to this 2025 Meeting Resolution.

NOW, THEREFORE, THE BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY HEREBY RESOLVES AS FOLLOWS:

1. The Board hereby determines to hold regular meetings on the second Wednesday of January, March, May, July September, and November at 6:00 p.m. The location of all regular meetings will be in person at the Pelican Lake Ranch Community Info and Sales Center, 16502

Beebe Draw Farms Parkway, Platteville, CO 80641, and virtually via MS Teams or other virtual platform.

2. The Board hereby determines to hold its annual meeting as required by Section 32-1-903(6), C.R.S. before or after the meeting at which the Authority adopts its 2026 budget. The location of the annual meeting will be in person at the Pelican Lake Ranch Community Info and Sales Center, 16494 Beebe Draw Farms Parkway, Platteville, CO 80641, and virtually via MS Teams or other virtual platform.

3. The Board hereby designates the Authority's public website, www.beebedrawfarmsauthority.colorado.gov, as the twenty-four (24) hour posting location for all meeting notices. The Board hereby designates the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, Colorado as the posting location for meeting notices if the Authority is unable to post a notice online in exigent or emergency circumstances.

4. The meeting notice of all meetings of the Board that are held telephonically, electronically, or by other means, not including physical presence, shall include the method or procedure, including the conference number or link, by which members of the public can attend the meeting.

5. The designation set forth in Paragraph 3 is hereby deemed to be the Board's annual designation of the location where notices of meetings shall be posted twenty-four (24) hours in advance of said meetings and shall be effective until such time as the Board determine to designate a new posting location.

6. Emergency meetings may be called by the Authority without notice, if notice is not practicable, by the President or any two (2) Board members in the event of an emergency that requires the immediate action of the Board in order to protect the public health, safety, and welfare of the property owners and residents of the Authority. If possible, notice of such emergency meeting may be given to the members of the Board by telephone or whatever other means are reasonable to meet the circumstances of the emergency, and shall be provided to the public via any practicable means available, *if any*, including but not limited to, posting notice of such emergency meeting on the Authority's website. At such emergency meeting, any action within the power of the Board that is necessary for the immediate protection of the public health, safety and welfare may be taken; provided however, that any action taken at an emergency meeting shall be ratified at the first to occur: (a) the next regular meeting of the Authority's Board, or (b) the next special meeting of the Authority's Board.

7. This Resolution shall repeal, supersede, and replace the Prior Meeting Resolution and any and all previous resolutions or provisions of previous resolutions adopted by the Board concerning meeting location, time, and posting of notices.

8. This Resolution shall take effect on January 1, 2025.

(Signature Page Follows.)

ADOPTED AND APPROVED THIS 13TH DAY OF NOVEMBER, 2024.

BEEBE DRAW FARMS AUTHORITY

By: _____
Bill Caldwell, President

**RESOLUTION NO. 2024-11-03
OF THE BOARD OF DIRECTORS OF
BEEBE DRAW FARMS AUTHORITY**

A RESOLUTION ADOPTING AND APPROVING A SECOND AMENDMENT TO THE PUBLIC RECORDS POLICY REGARDING THE INSPECTION, RETENTION AND DISPOSAL OF PUBLIC RECORDS

WHEREAS, the Colorado Open Records Act (“Open Records Act”), as set forth in Section 24-72-200.1, *et seq.*, C.R.S., as amended, requires all public records of political subdivisions of the State to be open for inspection by any person at reasonable times except as otherwise provided in the Open Records Act; and

WHEREAS, on May 12, 2021, via resolution, the Board of Directors (the “Board”) of Beebe Draw Farms Authority (the “Authority”) adopted an Amended and Restated Public Records Policy Regarding the Inspection, Retention and Disposal of Public Records in compliance with the Open Records Act, as amended by that First Amendment to the Amended and Restated Public Records Policy dated November 8, 2023 (collectively, the “Public Records Policy”); and

WHEREAS, the Board desires to amend the Authority’s Public Records Policy to adjust certain fees imposed for copies of public records..

NOW THEREFORE, THE BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY HEREBY ADOPTS THE FOLLOWING SECOND AMENDMENT TO THE PUBLIC RECORDS POLICY:

1. Fees for Copies of Public Records. The Authority hereby amends and restates Paragraph 4.b. and Paragraph 4.c. of the Public Records Policy in their entirety as follows:

4. Fees for Copies of Public Records. The custodian shall furnish copies, printouts or photographs of public records requested for a fee as follows:

b. If, in response to a specific request, the custodian performs a manipulation of data so as to generate a record in a form not used by the Authority, an administrative fee of \$41.37 per hour shall be charged to the person or entity making the request. Such fee shall be automatically adjusted at such time as the research and retrieval fee is adjusted as set forth in paragraph 4.c. below, without further approval by the Authority, and shall be adjusted to the same amount as the research and retrieval fee. An individual or entity making a subsequent request for the same or similar records shall be charged the same fee.

c. If the amount of time required by the custodian to research and retrieve the documents necessary to fulfill a specific request exceeds one hour, including the time required to identify and segregate records that must or may not be produced, the person or entity making the request shall be charged a research and retrieval fee of \$41.37 per hour. Such fee shall be automatically adjusted, without further approval by the

Authority, to the amount established by the State Director of Research of the Legislative Council from time to time. The Authority will not impose a charge for the first hour of time expended in connection with the research and retrieval of public records. This imposition of this fee shall be effective upon the publishing of this Public Records Policy in accordance with the Open Records Act.

5. Future Amendments to Public Records Policy. The Board may further amend the Public Records Policy from time to time as the Board deem necessary.
6. Effective Date. This Resolution shall take effect on the date and at the time of its adoption.

(Signature Page Follows)

APPROVED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2024.

BEEBE DRAW FARMS AUTHORITY

By: _____
Bill Caldwell, President

Signature Page to Second Amendment to Amended and Restated Public Records Policy

STATE OF COLORADO
COUNTY OF WELD
BEEBE DRAW FARMS AUTHORITY
2025 BUDGET RESOLUTION

The Board of Directors of the Beebe Draw Farms Authority, Weld County, Colorado held a special meeting on November 13, 2024 at 7:00 P.M. at Pelican Lake Ranch Community Info and Sales Center, 16494 Beebe Draw Farms Parkway, Platteville, Colorado 80641 and Via MS Teams.

The following members of the Board of Directors were present:

Bill Caldwell	President
Diane Mead	Vice President
Cindy Billinger	Treasurer
Scott Edgar	Secretary

Also present were: Lisa Johnson, Terri Boroviak, and Shauna D'Amato; CliftonLarsonAllen LLP; Alan D. Pogue, Icenogle Seaver Pogue, P.C.; MaryAnne McGeady, Esq.

Ms. Johnson reported that proper notice was made to allow the Board of Directors of the Beebe Draw Farms Authority to conduct a public hearing on the 2025 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the Authority and that a notice of special meeting was posted on a public website of the Authority no less than twenty-four hours prior to the holding of the meeting, and to the best of their knowledge, remains posted to the date of this meeting.

Thereupon, Director _____ introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE BEEBE DRAW FARMS AUTHORITY, WELD COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

WHEREAS, the Board of Directors (the “Board”) of the Beebe Draw Farms Authority (the “Authority”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2024; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on October 30, 2024 in the *Greeley Tribune*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the Authority may file any objections to the proposed budget at any time prior to the final adoption of the budget by the Authority; and (iv) if applicable, the amount of the Authority’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Wednesday, November 13, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget,

appropriating moneys, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the Authority or having a portion of its territory within the Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY, WELD COUNTY, COLORADO:

Section 1. Summary of 2025 Revenues and 2025 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2025, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the Authority for fiscal year 2025. In the event the final assessed valuation provided by the Weld County Assessor's Office differs from the assessed valuation used in the proposed budget, the Authority's accountant is hereby directed to modify and/or adjust the budget as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Scott Edgar, Secretary of the Authority, and made a part of the public records of the Authority and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director _____.

RESOLUTION APPROVED AND ADOPTED THIS 13TH DAY OF NOVEMBER, 2024.

BEEBE DRAW FARMS AUTHORITY

By: Bill Caldwell
Its: President

STATE OF COLORADO
COUNTY OF WELD
BEEBE DRAW FARMS AUTHORITY

I, Scott Edgar, hereby certify that I am a director and the duly elected and qualified Secretary of the Beebe Draw Farms Authority, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the Authority, adopted at a special meeting of the Board of Directors of the Beebe Draw Farms Authority held on November 13, 2024, at the Pelican Lake Ranch Community Info and Sales Center, 16494 Beebe Draw Farms Parkway, Platteville, Colorado and Via MS Teams as recorded in the official record of the proceedings of the Authority, insofar as said proceedings relate to the budget hearing for fiscal year 2025; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the Authority this 13th day of November, 2024.

Scott Edgar, Secretary

[SEAL]

EXHIBIT A

Affidavit
Notice as to Proposed 2025 Budget

EXHIBIT B

Budget Document
Budget Message

October 31, 2024

William P. Caldwell
Board of Directors
Beebe Draw Farms Authority
c/o CliftonLarsonAllen LLP
8390 E Crescent Pkwy, Suite 300
Greenwood Village, CO 80111

Dear William:

Wipfli LLP (“Wipfli”) is pleased to serve as the independent auditors for Beebe Draw Farms Authority (“Client”) for the year ended December 31, 2024. This letter, together with the attached “Wipfli LLP Professional Services Terms and Conditions,” confirms the terms of our engagement, and is collectively referred to herein as the “Letter” or the “Engagement Letter.”

Fees

Our fees and expenses for this engagement will be billed as work progresses, and progress billings may be submitted. Based upon our discussions with representatives of Client, the fee for this engagement will be \$6,600. Our fee has been determined based on our understanding obtained through discussions with you regarding your preparedness for the engagement and your current operations. To the extent we encounter circumstances outside of our expectations that warrant additional procedures and time, we will communicate that fact and advise you of options and the additional fees necessary to complete the engagement. We will also charge a technology and administration fee equal to six percent (6%) of our professional fees. We expect payment of our billings within 30 days after submission.

Our fees for the services described below are based upon the value of the services performed and the time required by the individuals assigned to the engagement. Our fee estimate and completion of our work are based upon the following criteria:

1. Anticipated cooperation from Client personnel
2. Timely responses to our inquiries
3. Timely completion and delivery of client assistance requests
4. Timely communication of all significant accounting and financial reporting matters
5. The assumption that unexpected circumstances will not be encountered during the engagement.

If any of the aforementioned criteria are not met, then the fees may increase. Interim billings will be submitted as work progresses and as expenses are incurred.

Audit Scope and Objectives

We will audit Client’s financial statements, as of and for the year ended December 31, 2024, and the disclosures (collectively, the “financial statements”), and if applicable, supplementary information.

The objectives of our audit are to obtain reasonable assurance about whether Client's financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinion about whether Client's financial statements are fairly presented, in all material respects, in conformity with accounting principles generally accepted in the United States of America ("GAAP"). Reasonable assurance is a high level of assurance, but is not absolute assurance and, therefore, is not a guarantee that an audit conducted in accordance with auditing standards generally accepted in the United States of America ("GAAS") will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they could influence the judgment of a reasonable user made based on the financial statements.

The supplementary information accompanying the financial statements will be subjected to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS, and we will provide an opinion on it in relation to the financial statements as a whole.

The Other Information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information.

Auditor's Responsibilities for the Audit of the Financial Statements

We will conduct our audit in accordance with GAAS and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. As part of an audit in accordance with GAAS, we exercise professional judgment and maintain professional skepticism throughout the audit.

An audit includes an evaluation of the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as an evaluation of the overall presentation of the financial statements, including the disclosures, to assess whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. To express an opinion, we are required to plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to Client or to acts by management or employees acting on behalf of Client.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or government regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

In the conduct of our audit, we will obtain an understanding of Client and its environment, including internal control relevant to the audit, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under professional standards.

In performing our audit, we will consider and conclude whether, based on the audit evidence obtained, there are conditions or events, considered in the aggregate, which raise substantial doubt about Client's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of cash, receivables, loan balances, and certain assets and liabilities by correspondence with selected customers, funding sources, creditors, and financial institutions. We may also request written representations from your attorneys as part of the engagement, and they may submit an invoice for responding to this inquiry.

Responsibilities of Management for the Financial Statements

Our audit will be conducted on the basis that management acknowledges and understands its responsibility for designing, implementing, and maintaining internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with GAAP. Management is also responsible for making available to us drafts of financial statements, all financial records, and related information, and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). Management is also responsible for providing us with (1) access to all information of which it is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters; (2) additional information that we may request for the purpose of the audit; and (3) unrestricted access to persons within Client from whom we determine it necessary to obtain audit evidence.

Management is responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

Management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting Client involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Management is also responsible for informing us of its knowledge of any allegations of fraud or suspected fraud affecting Client received in communications from employees, former employees, regulators, or others. In addition, management is responsible for identifying and ensuring that Client complies with applicable laws and regulations.

Management is responsible for the preparation of the supplementary information in conformity with GAAP. Management agrees to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. Management also agrees to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

We cannot perform management functions or make management decisions on behalf of Client. However, we may provide advice and recommendations to assist management in performing its functions and fulfilling its responsibilities. We may advise management about appropriate accounting principles and their application, but the responsibility for the financial statements remains with management.

At the conclusion of our audit, we will require certain written representations from management about the financial statements and related matters. Because of the importance of management's representations to an effective audit, Client agrees to release and indemnify Wipfli LLP ("Wipfli"), its partners, employees, agents, and assigns from any claim, liability, cost, or expense relating to our services under this Engagement Letter attributable in any respect to any knowing misrepresentation by management. The preceding sentence shall not apply and shall be of no effect in the event its application, in the judgment of any government body or regulatory agency, would impair our independence as your auditor.

Reporting

We will issue a written report upon completion of our audit of Client's financial statements. Our report will be addressed to the Board of Directors. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, add a separate section, or add an emphasis-of-matter or other-matter paragraph to our auditor's report, or if necessary, withdraw from this engagement. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

If Client intends to reproduce or publish these financial statements or any portion thereof, whether in paper or electronic form, subsequent to anticipated year-end filings, and make reference to our firm name in connection therewith, management agrees to provide us with proofs in sufficient time for our review and written approval before printing. If in our professional judgment the circumstances require, we may withhold our approval. Client agrees to compensate Wipfli for the time associated with such review.

Client acknowledges and agrees that any advice, recommendations, information, or work product provided to Client by Wipfli in connection with this engagement is for the sole use of Client and may not be relied upon by any third party. Wipfli has no liability or responsibility to any third parties as a result of this engagement.

Management Assistance

Assistance to be supplied by Client personnel, including the preparation of schedules and analysis of accounts, has been discussed with appropriate personnel. Timely completion of this work will facilitate the completion of our engagement.

Engagement Administration

Greg Livin will be your audit engagement partner.

Professional and certain regulatory standards require us to be independent in both fact and appearance. Any discussions that you have with Wipfli personnel regarding employment could pose a threat to our independence. Therefore, we request that you inform us immediately prior to any such discussions so that we can implement appropriate safeguards to maintain our independence.

Other Services

We may prepare (or assist in preparing) Client financial statements in conformity with GAAP based on information provided by management, but the responsibility for the financial statements remains with management.

Management agrees to assume all management responsibilities for these services; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Conclusion and Approval to Proceed

If the terms of this Engagement Letter are acceptable to you and the services outlined are in accordance with your requirements, please return a signed copy of this Letter to us.

We look forward to our continued association with you and management and appreciate the opportunity to serve you. Please do not hesitate to call us if you have any questions about the work we are to perform or any other aspect of the services we can provide.

Wipfli LLP

ACCEPTED: BEEBE DRAW FARMS AUTHORITY

By: _____

(Print Name and Title)

Date: _____

GL/dgc
Enc.

1. **Terms and Conditions and Related Engagement Documents**

These Wipfli LLP Professional Services Terms and Conditions ("Terms and Conditions") apply to and govern Wipfli LLP's provision of services to You. For the purposes of these Terms and Conditions, any reference to "Wipfli," "We," "Us," "Our," or similar is a reference to Wipfli LLP, and includes any subsidiaries or subcontractors of Wipfli LLP, and any reference to "Client," "You," "Your," or similar is a reference to the party or parties that have engaged Us to provide services, and the parties ultimately responsible for Our fees and expenses.

These Terms and Conditions may be appended to or incorporated into an engagement letter outlining the delivery of specific services by Us to You, and in that case such engagement letter and any appendices thereto and these Terms and Conditions form the entire agreement between You and Wipfli with respect to the services described therein, and supersede and merge all prior or contemporaneous agreements and understandings (oral or written) between or among the parties regarding the subject matter thereof, including prior proposals of Wipfli regarding the engagement or services, understandings, and agreements (oral or written) between the parties relating to the subject matter including, without limitation, the terms of any request for proposal issued by Client or the standard printed terms on any purchase order issued by Client and any non-disclosure or confidentiality agreement between Wipfli and Client dated prior to the date of the engagement letter. No modification, amendment, supplement to, or waiver of these Terms and Conditions shall be binding upon the parties unless made in writing and duly signed by both parties. To the greatest extent reasonably possible, the provisions of the Terms and Condition and any engagement letter, its appendices any other exhibit, attachment, schedule, or other document referenced in or by the engagement letter, shall be read together and harmonized to give effect to the parties' intent. In the event of a direct conflict among the express provisions of the foregoing, the engagement letter shall be given controlling effect. Notwithstanding the foregoing, whether or not covered by an engagement letter, services, support and advice provided by Wipfli shall be governed by these Terms and Conditions.

2. **Change Orders**

Unless an engagement letter specifies otherwise, services that fall outside the agreed-upon scope of Wipfli's engagement under any engagement letter shall be covered by a Change Order, or, if the nature and amount of such services are not material to the overall engagement, shall be delineated and included on Wipfli's invoice for such services. A "Change Order" means a mutually agreed-upon change in the scope of work or services, schedule or the time for Wipfli's performance of the work or services under an engagement letter, or a change in the fees or the basis of the fees to be paid to Wipfli by Client, which is reduced to a writing that is executed or otherwise acknowledged by an authorized representative of each for Wipfli and Client. Services performed under a Change Order shall be subject to these Terms and Conditions.

3. **Commencement and Term**

Our engagement will commence when acceptance of these Terms and Conditions and any related engagement letter is delivered to Wipfli through execution thereof by a duly authorized representative of Client and shall continue until the services contemplated under the engagement letter are Complete (as reasonably determined by Wipfli) unless earlier terminated by either party as provided herein. Each person executing an engagement letter or Change Order on behalf of a party represents and warrants to the other that he or she has all power and authority to bind the party on whose behalf he or she is executing same. For the purposes of this paragraph, "Complete" means the delivery by Wipfli of the report or other deliverables contemplated by the engagement letter, or where no deliverables are contemplated, three (3) months after the last date of services rendered by Wipfli with respect to the services at issue. Notwithstanding the foregoing, services, support and advice provided by Wipfli in respect of an engagement after the termination of such engagement shall be governed by these Terms and Conditions.

4. **Termination of Services**

Wipfli's services may be terminated as follows: (i) by either party immediately upon written notice to the other if either party hereto becomes the subject of voluntary or involuntary bankruptcy or other insolvency proceeding, (ii) by Wipfli or Client if either party defaults in the performance of any of its covenants and agreements and such default is not cured within thirty (30) days after notice from the other party specifying the nature of such default, and (iii) by Wipfli or Client with or without cause upon providing thirty (30) days written notice. Wipfli has the right to terminate services with immediate effect if We determine applicable professional standards require Us to do so, if Client does not in a timely manner provide Us with information

reasonably requested by Us to perform the contemplated services, refuses to cooperate with Our reasonable requests for assistance in connection with the delivery of Our services, or misrepresents any material facts. Our withdrawal will release Us from any obligation to complete the services and will constitute termination of Our engagement. Termination of Our engagement shall have no effect on either party's obligation to pay any amount due and owing with respect to such periods prior to the effective date of such termination and Client agrees to compensate Us for Our time and out-of-pocket expenses through the effective date of termination.

5. **Fee Estimates and Expenses**

An engagement letter may set forth specific fee amounts, hourly rates, or certain ranges for Wipfli's fees in respect of the services contemplated by the engagement letter. Where Wipfli provides an estimate of fees, Client acknowledges that Wipfli provides fee estimates as an accommodation to Client. These estimates depend on various assumptions, including without limitation: (a) anticipated cooperation from Client personnel, (b) timely responses to Our inquiries, (c) timely completion and delivery of Client assistance requests, (d) timely communication of all significant accounting and financial reporting matters, (e) the assumption that unexpected circumstances will not be encountered during the engagement, and (f) where applicable, the assumption that Client's hardware platform/computer system will, at the commencement of the services, be fully operable as intended and designed, functioning as necessary and available to Wipfli without material restriction for the duration of the services. Unless otherwise indicated in an engagement letter, fee estimates shall not be construed as or deemed to be a minimum or maximum fee quotation. Although Wipfli reasonably believes suggested fee ranges are accurate, Wipfli's actual fees may vary from its fee estimates.

Unless otherwise agreed in an engagement letter, a technology and administration fee of six percent (6%) of professional fees will be added to all invoices, along with any direct travel expenses incurred. The technology and administration fee is in lieu of other direct expenses and charges which might otherwise apply. Notwithstanding the foregoing, the cost of software and software licenses or subscriptions and similar miscellaneous tools provided or acquired specifically for Client or for Client's use in connection with the performance of services may be invoiced separately.

6. **Payment of Fees and Expenses**

All invoices are due and payable within thirty (30) days of the invoice date. All business or commercial accounts will be charged interest at the lesser of one percent (1%) per month or the maximum rate permitted by law, except where prohibited by law, on the balance due to Wipfli that is outstanding over thirty (30) days. At Our discretion, services may be suspended if Client's account becomes overdue and services will not be resumed until Client's account is paid in full. Client acknowledges and agrees that We are not required to continue services in the event of a failure to pay on a timely basis for services rendered. Client further acknowledges and agrees that in the event Wipfli suspends or terminates services as a result of Client's failure to pay as agreed on a timely basis for services rendered, Wipfli shall not be liable to Client for any damages that occur whether direct or indirect, foreseen or unforeseen, and whether or not the parties have been advised of the possibility of such damages, and Client agrees to indemnify and hold Wipfli harmless against any such damages or claims.

7. **Engagement Staffing**

Wipfli expressly reserves the right to replace, in Our reasonable discretion, any of Our team members as necessary to provide quality and timely service to Client. From time to time, and depending upon circumstances, Wipfli may use third-party service providers, such as independent contractors, specialists, or vendors to assist Us in providing professional services, including tax services. These parties and their personnel may be located within or outside the United States. We may also use personnel from affiliates of Wipfli and other Wipfli-related entities (including Our wholly-owned subsidiary based in India and contractors in the Philippines).

We remain responsible to Client for the supervision of all independent contractors, service providers, entities, and personnel who assist Us in rendering professional services hereunder and for protecting the confidentiality of Client information. Client hereby consents and authorizes Us to disclose Client information to the foregoing parties for the purpose of providing services to Client. Applicable rules in some states require that We advise you that some persons who own an interest in Wipfli may not be licensed as Certified Public Accountants and may provide services.

8. **Confidentiality, Information Security and Electronic Information Storage**

The performance of services by Wipfli may result in the parties having access to information that is confidential to one another, including,

without limitation, source code, documentation, specifications, databases, system design, file layouts, tool combinations, development methods, or business or financial affairs, which may incorporate business methods, marketing strategies, pricing, competitor information, product development strategies and methods, customer lists, customer information, and financial results (collectively "Confidential Information"). Confidential Information may include information received from third parties, both written and oral, that each party is obligated to treat as confidential.

Confidential Information shall not include any information that (i) is already known by the receiving party or its affiliates, free of any obligation to keep it confidential, (ii) is or becomes publicly known through no wrongful act of the receiving party or its affiliates, (iii) is received by the receiving party from a third party without any restriction on confidentiality, (iv) is independently developed by the receiving party or its affiliates without the use of disclosing party's Confidential Information, (v) is disclosed to third parties by the disclosing party without any obligation of confidentiality, or (vi) is approved for release by prior written authorization of the disclosing party.

Except as permitted hereunder and necessary for the performance of services hereunder, without the advance written consent of the other party or as required by law, regulation, legal process, or to comply with professional standards applicable to a party, neither party shall disclose to a third party Confidential Information of the other party. Each party agrees to maintain at least the same procedures regarding the Confidential Information of the other as it maintains with respect to its own Confidential Information. Each party may use the Confidential Information received from the other party only in connection with fulfilling its obligations under this Agreement. The parties further agree that expiration or termination of this Agreement, for any reason, shall not relieve either party, nor minimize their obligations with respect to Confidential Information, as set forth herein.

Wipfli may utilize third-party service providers, including cloud-based service providers, who may collect, use, transfer, transmit, store, or otherwise process Client Confidential Information in connection with the delivery of certain services and Client consents to their use. Wipfli will ensure that it maintains appropriate policies, procedures and safeguards to protect the confidentiality of Client Confidential Information. In addition, to the extent possible and practicable We will ensure that Our agreements with all third-party service providers contain appropriate provisions to protect Client Confidential Information. We may use electronic media to transmit Client Confidential Information and such use in itself will not constitute a breach of any security or confidentiality obligation. Client acknowledges that Wipfli has no control over the unauthorized interception or breach of any communications or electronic data once it has been transmitted or if it has been subject to unauthorized access while stored, notwithstanding all reasonable security measures employed by Us. You consent to Our use of electronic devices and applications in the delivery of Our services.

Wipfli is committed to protecting personal information that can be linked to specific individuals, including health information ("Personal Data"). Any Personal Data provided to Us by Client will be kept confidential and not disclosed to any third party not described above (parties providing Us assistance in rendering professional services) unless necessary to deliver services, expressly permitted by Client, or required by law, regulation, legal process, or to comply with professional standards applicable to Wipfli. Client is responsible for obtaining, pursuant to law or regulation, consents from parties that provided Client with their personal information which will be obtained, used, and disclosed by Wipfli to render services, and Wipfli may rely on the representation that Client has obtained such consents.

9. Intellectual Property Rights, Client Records, Wipfli Workpapers, Use of Deliverables and Drafts

Wipfli acknowledges that all Client materials, data or other information provided to Wipfli to permit Wipfli to perform services ("Client IP") belongs to and shall remain the property of Client. Client acknowledges that proprietary information, documents, materials, management techniques and other intellectual property (collectively "Wipfli IP") are a material asset to Wipfli and source of services We perform for Client and others were developed prior to performing services for Client. Client acknowledges that Wipfli owns all right, title and interest in Wipfli IP including enhancements thereto produced or developed by Wipfli throughout the duration of this engagement, excluding any pre-existing ownership right of Client and without implying any ownership interest in any Client IP, all of which shall remain the property of Client. Upon completion of the services and full payment by Client of all related invoices, Wipfli grants to Client a perpetual paid-up license to use or modify, for internal purposes only, any deliverable produced by Wipfli and actually delivered to Client (including embedded Wipfli IP), provided that any use or modification of such deliverable, other than for the purposes stated in

the related engagement letter, is not authorized. In addition, Client shall not alter or remove any of Wipfli's trademarks, copyright registration marks, patent, or other intellectual property notices applicable to any of Wipfli's goods, products, services, marketing material, or advertising media and shall not in any way alter any of Wipfli's products. Neither party shall acquire any right, title, or interest in or to the other party's code, data, business processes, or other information to which such party may have access during the term of the engagement hereunder. All such code, data, business process, and other information shall be solely and exclusively the property of the originating party.

Client's original documents, data, books and records are the property of Client, and it is Client's responsibility to maintain all such materials. Wipfli has no responsibility to do so unless specifically undertaken by Wipfli in an engagement letter. Workpapers, documentation and files created by Us in the course of providing services are the property of Wipfli. We will retain workpapers, documentation, and files pursuant to Our record retention policy. In the event We are required to respond to a subpoena, court order, government regulatory inquiry, or other legal process related to Client or its management (other than a matter in which Wipfli is named as a party) to the production of workpapers, documents, files and/or testimony relative to information We obtained and/or prepared during the course of rendering services, We will, to the extent permitted by law and applicable professional standards, notify You of the matter, but You agree We have no obligation to You in the event We determine We are obligated to provide documents or other information. You agree to compensate Us for all time We expend in connection with such response, at Our regular rates, and to reimburse Us for all related out-of-pocket costs, including reasonable attorney's fees, that We may incur. Any services under this paragraph will be deemed a separate engagement subject to these Terms and Conditions.

10. Third-Party Software, Technology Tools and Related Products and Limitations Thereon

Wipfli may use software, technology tools, or related products ("Third-Party Products") to deliver services to Client. Where Wipfli uses Third-Party Products or is engaged to provide services related to the selection, implementation or use of Third-Party Products, Wipfli will employ commercially reasonable efforts to research, learn, and assist Client in the selection, implementation and use of such Third-Party Products. However, Wipfli shall not be held liable for any issues, errors, or malfunctions related to or arising from the Third-Party Products not directly caused by Wipfli's fraud or willful misconduct. Client acknowledges that Wipfli does not have control over the functionality, performance or availability of Third-Party Products and cannot assure or make any representation that the Third-Party Products are free from defects, malware, viruses, trojan horses, and similar risks. Consequently, Wipfli disclaims any warranties or guarantees, express or implied, regarding the performance, reliability, or results obtained from the use of Third-Party Products and Client acknowledges that the use of such Third-Party Products is subject to the terms of any end user agreement associated with each of the Third-Party Products and accepts such terms.

11. Tax Services

Tax services are subject to and will be performed in accordance with Treasury Department Circular 230, the American Institute of Certified Public Accountants (AICPA) and other professional standards applicable to tax services. Our fees for services do not include time spent responding to IRS or state or local inquiries, and Client understands that We are not responsible for IRS or state or local disallowance of doubtful deductions or deductions unsupported by adequate documentation, nor for resulting taxes, penalties, and interest. Client's tax returns may be selected for review by the taxing authorities. Any proposed adjustments by an examining agent are subject to certain rights of appeal. In the event of such tax examination, We will be available upon request to represent Client and will charge additional fees for the time and expenses incurred. Any such services will constitute a separate and distinct engagement.

If Client is an individual with respect to whom IRC 7216 and the related regulations ("7216") are applicable, Wipfli will not utilize foreign persons or resources to provide tax services without first obtaining appropriate consent from Client, and any provision of these Terms and Conditions which would contravene the requirements of 7216 shall be inapplicable.

12. Allocation of Risk and Limitation of Liability

In no event will Wipfli or Client be liable to the other for claims of punitive, consequential, special, or indirect damages, whether or not a party was advised of the possibility of such damages, regardless of whether they were foreseeable, and regardless of whether such damages arise under a theory of contract, tort, strict liability or otherwise. Wipfli's liability for all claims,

damages and costs of Client arising from Wipfli's services performed under an engagement letter, Change Order or otherwise shall be limited to the amount of fees paid by Client to Wipfli for the specific services which give rise to the claim for damages or, in the case of services provided in respect of an engagement which spans a period of more than twelve (12) months, the fees paid by Client to Wipfli in the twelve (12) months preceding the event giving rise to the claim. The limitation of liability in the preceding sentence shall not apply in the event of Wipfli's fraud or willful misconduct or where disallowed by applicable law, regulation or professional standards applicable to Our services. Because Wipfli will rely on Client and its management for the accuracy of the representations made to Wipfli to perform services, and except where indemnity is disallowed by applicable law, regulation or professional standards, Client holds harmless and releases Wipfli and its owners and employees from all claims, liabilities, losses and costs of any kind arising which arise from: (i) a knowing misrepresentation, withholding or concealment of information by Client or its management; or (ii) a wrongful act by Client or a member of Client's management or ownership group.

13. Dispute Resolution: Choice of Law and Statute of Limitations

If any dispute arises regarding the subject matter hereof or services provided by Wipfli to Client and such dispute cannot be resolved through informal negotiations and discussion, prior to resorting to litigation the parties will try in good faith to settle the dispute by non-binding mediation administered by the American Arbitration Association under its applicable rules for resolving professional accounting and related services disputes. Either party may request mediation and costs of any mediation proceeding shall be shared equally. IN THE EVENT OF LITIGATION, WIPFLI AND CLIENT HEREBY AGREE NOT TO ELECT OR REQUEST A TRIAL BY JURY OF ANY ISSUE TRIABLE BY RIGHT OF JURY AND WAIVE ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST WITH RESPECT TO THE SERVICES, THESE TERMS AND CONDITIONS, OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING THEREWITH.

The parties agree that any dispute arising out of Wipfli's services or these Terms and Conditions shall be governed by the laws of the state of Illinois, without regard to conflict of laws principles. Except for an action by Us to collect payment of Our invoices, Wipfli and Client agree that no claim arising out of services rendered by Wipfli shall be filed after the earlier of the expiration of the applicable statute of limitations, or: (i) in the case of any report or deliverable issued by Wipfli under the engagement letter, no later than two years from the date of such report or deliverable (or if no report or deliverable is issued, two years from the date of any related engagement letter), or (ii) in the case of any tax form or similar governmental filing, no later than three years after the extended due date of such tax form or filing.

14. Regulatory Matters and Impact On Independence

Where Wipfli is (a) providing services to an entity that is registered with the SEC or an affiliate of such registrant, or (b) providing services to an entity or affiliate that is subject to law, rules, regulations or standards more stringent than those which exist under the AICPA Code of Professional Conduct, any provision of these Terms and Conditions which would be prohibited by applicable law, rules, regulations or standards or impair Wipfli's independence relative to Client shall not apply to the extent necessary to avoid such prohibition or independence impairment, it being the intent of Wipfli and Client to ensure Wipfli and Client's compliance with applicable law, rules, regulations and standards in respect of Wipfli's engagement by Client and to ensure, where appropriate and necessary, Wipfli's independence from Client.

15. Certain Sales (and Similar) Tax Responsibilities

To the extent applicable, Client shall pay and be solely and exclusively liable for all sales, use, ad valorem, excise, or other taxes or governmental charges imposed on the installation, implementation, licensure, or sale of goods or services by Wipfli or third parties to Client.

16. Severability

The provisions of these Terms and Conditions shall be severable, so that the invalidity or unenforceability of any provisions will not affect the validity or enforceability of the remaining provisions; provided that no such severability shall be effective if it materially changes the economic benefit of these Terms and Conditions to either party.

17. Independent Contractor Status and Non-Exclusivity

The relationship between Wipfli and Client is solely and exclusively that of independently contracting parties. No right of exclusivity is granted,

guaranteed, or implied by Wipfli by entry into an engagement letter or the performance of services. Client acknowledges that Wipfli regularly performs the same or similar services as are being provided hereunder to third parties.

18. Insurance

Wipfli will carry and maintain in force at all times during the term of its engagement with Client appropriate insurance coverages, including policies covering professional liability errors and omissions, cyber liability, general liability, automotive, and worker's compensation.

19. Notices

All notices required to be given to either party hereunder shall be in writing and sent by email or traceable carrier to each party's address (including an email address) indicated on any engagement letter, or such other address as a party may indicate by at least ten (10) business days' prior written notice to the other party. Notices shall be effective upon receipt. A copy of such notice shall be provided to wipfli-legal@wipfli.com.

20. Counterparts and Electronic Signatures

Any document contemplated hereby may be executed in one or more counterparts, each of which will be deemed to be an original and all of which, when taken together, will be deemed to constitute one and the same document. Each party hereto agrees that any electronic signature of a party to any document contemplated hereby is intended to authenticate such writing and shall be as valid, and have the same force and effect, as a manual signature. Any such electronically signed document shall be deemed (i) to be "written" or "in writing," (ii) to have been signed, and (iii) to constitute a record established and maintained in the ordinary course of business and an original written record when printed from electronic files. Each party hereto also agrees that electronic delivery of a signature to any such document (via email or otherwise) shall be as effective as manual delivery of a manual signature.

21. Assignment

These Terms and Conditions and related engagement letters and agreements shall be binding on the parties hereto and their respective successors and assigns. Neither party may make assignment thereof without prior written consent of the other party, except that Wipfli may assign its rights and obligations hereunder without approval of Client to an entity that acquires all or substantially all of the assets of Wipfli or to any subsidiary or affiliate or successor in a merger, acquisition, or change of control of Wipfli; provided that in no event shall such assignment relieve Wipfli of its obligations hereunder or under any applicable engagement letter.

22. Force Majeure

Either party may suspend (or if such suspension continues for more than thirty (30) days, terminate) its obligations (except the obligation to pay for services previously rendered) hereunder or under any engagement letter or Change Order, if such obligations are delayed, prevented, or rendered impractical or impossible due to circumstances beyond its reasonable control, including, without limitation, events generally understood to be "Acts of God."

23. Certain Disclosures

Wipfli's services do not constitute legal or investment advice. We are not in a fiduciary relationship with You.

Wipfli does not provide investment advisory services. Wipfli owns a membership interest in Creative Planning Holdco, LLC which in turn owns Creative Planning, LLC, an SEC registered investment adviser ("Creative"). Certain Wipfli employees also dually serve as a Creative investment adviser representative ("IAR"). If Client requires investment advisory services, Wipfli will introduce Client to a Wipfli employee who dually serves as an IAR. If Client subsequently engages Creative, Creative will in most cases share a portion of its ongoing investment advisory fee with the IAR. The IAR is required to remit such amounts to Wipfli as the IAR's employer. Wipfli's receipt of a portion of the Creative advisory fee will not result in Client's payment of a higher Creative investment advisory fee than if Client had engaged Creative independent of Wipfli and the IAR. The IAR will provide Client with written disclosure of the relationship and economic arrangement by and among Wipfli, the IAR and Creative. All investment advisory services are provided exclusively by Creative per the terms and conditions of a separate written agreement between Client and Creative. Wipfli does not provide investment advisory services but Wipfli's receipt of compensation as described does present the potential of a conflict of interest. The IAR's role is limited to the introduction of Creative. Creative's written disclosure brochure and Form CRS discussing its advisory services and fees is available

at www.creativeplanning.com. **No Client is under any obligation to engage Creative or to continue engaging with Creative after having decided to engage Creative.**

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RESOLUTION NO. 2024-01-02

SECOND AMENDMENT TO AMENDED AND RESTATED RESOLUTION OF THE
BOARD OF DIRECTORS OF BEEBE DRAW FARMS AUTHORITY
ADOPTING FEES FOR AMENITIES

A. Beebe Draws Farms Authority is an authority and separate legal entity duly established pursuant to Section 29-1-203, C.R.S. (the “**Authority**”) in accordance with the applicable laws of the State of Colorado.

B. Pursuant to that certain Authority Establishment Agreement dated April 12, 2011 (the “**AEA**,” as the same may be amended from time to time), between Beebe Draw Farms Metropolitan District No. 1 and Beebe Draw Farms Metropolitan District No. 2 (collectively, the “**Districts**”), the Authority was established for the purpose of furnishing, operating, and planning for the Public Improvements, as defined in the AEA.

C. Pursuant to Sections 3.5(b), (c) and (j) of the AEA, the Authority will own, operate, maintain, finance and construct the Public Improvements, and may set fees, rates, tolls, charges and penalties for services and facilities provided by the Authority, including, without limitation, the “**Amenities**,” as defined in the AEA. Furthermore, pursuant to Section 9.2 of the AEA, the Authority shall establish differential fees for the use of the Amenities for those who do not reside or own property within the Districts.

D. The Board of Directors of the Authority (the “**Board**”) previously determined that, to provide for the costs associated with the Amenities, it is necessary to impose certain uniform fees for use of the Amenities (the “**Fee(s)**”).

E. The Board previously adopted an amended and restated resolution pursuant to Resolution 2021-05-03 on May 12, 2021, as amended pursuant to Resolution 2022-05-01 on May 11, 2022 as recorded in the official records of Weld County, Colorado at Reception No. 4828103 on May 17, 2022 (together, the “**Resolution**”).

F. The Board has determined to adjust the Fees for use of the Amenities adopted pursuant to the Resolution, considering increasing costs and the ongoing operations and maintenance needs of the Amenities and desires to amend the Resolution accordingly.

NOW, THEREFORE, by and through its Board, the Authority hereby resolves as follows:

1. The Fees, as set forth on **Exhibit A**, attached hereto and incorporated herein by this reference, are hereby adopted pursuant to the authority granted to the Authority by the AEA, to provide for, operate, and maintain the Amenities. The Fees shall be effective as of January 1, 2024.

2. Except as set forth herein, the provisions of the Resolution shall remain in full force and effect.

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APPROVED AND ADOPTED THIS 10th DAY OF JANUARY 2024.

BEEBE DRAW FARMS AUTHORITY

DocuSigned by:

Sharon Dillon

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By: Sharon Dillon
Its: President

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EXHIBIT A

Amenity Fees

EXHIBIT A

**Amenity Fees
(Effective Jan 1, 2024)**

The Authority may impose a fee of \$250 per incident for use of any Amenity without paying the set Fee.

A. Swimming Pool

1. Residents of/Property Owners within the Authority ("In-Authority"):

- a. \$200/year family membership.
 - b. \$10 new or replacement key card fee.*
 - c. Full payment due at time of membership.
- *Max 2 active key cards per membership.

2. Non-residents of/non-property owners within the Authority ("Non-Authority"):

- a. \$400.00/year.
 - b. \$10 new or replacement key card fee.*
 - c. Full payment due at time of membership.
- *Max 2 active key cards per membership.

B. Pavilion adjacent to Swimming Pool - Reservation

1. In-Authority:

- a. \$25.00 non-refundable fee per event.*
 - b. Full payment due in conjunction with reservation booking.
- *Includes gas grill.

2. Non-Authority:

- a. \$100.00 non-refundable fee per event.*
 - b. Full payment due in conjunction with reservation booking.
- *Includes gas grill.

C. Party at the Swimming Pool Including Adjacent Pavilion - Reservation

1. In-Authority (Pool membership required):

- a. \$200.00 non-refundable fee per event, plus a \$50.00 refundable deposit.
- b. Full payment (\$250.00) due in conjunction with reservation booking.

2. Non-Authority (Pool membership not required):
 - a. \$500.00 non-refundable fee per event, plus a \$250.00 refundable deposit.
 - b. Full payment (\$750.00) due at execution of Swimming Pool Event Agreement.

D. Lake Christina Area

In-Authority:

- a. No fee.*

2. Non-Authority:

- a. \$500.00 per vehicle per year.*
- b. Full payment due at execution of Park Use Permit and Agreement and/or Activity Participation, Assumption of Risk, Release and Waiver of Liability.

*Fishing at Lake Christina requires a fishing permit, see item E., below.

E. Annual Fishing Permits

The fine for fishing without a permit is \$100.00 per person, per occurrence.

1. In-Authority:

- a. \$15.00 non-refundable fee per family.
- b. Full payment due upon application for a fishing permit.

2. Non-Authority:

- a. \$100 non-refundable fee per person.
- b. Full payment due upon application for a fishing permit.

F. Pavilion at Lake Christina - Reservation

1. In-Authority:

- a. \$100.00 non-refundable payment and \$100.00 refundable deposit per event.
- b. Full payment due at execution of Park Use Permit and Agreement.

2. Non-Authority:
 - a. \$500.00 non-refundable fee per event.
 - b. Full payment due at execution of Park Use Permit and Agreement.

G. Community Information and Sales Center - Reservation

1. In-Authority:
 - a. \$50.00 non-refundable payment and \$50.00 refundable deposit per event.
 - b. Full payment (\$100.00) due at execution of Facility and Property Rental Contract.
2. Non-Authority:
 - a. \$300.00 non-refundable payment and \$300.00 refundable deposit per event.
 - b. Full payment (\$600.00) due at execution of Facility and Property Rental Contract.

H. Equestrian Facilities and Trail System**

- In-Authority:
 - a. No fee.
2. Non-Authority: \$500.00 per person, per year.
 - a. Payment due at execution of Park Use Permit and Agreement and/or Activity Participation, Assumption of Risk, Release and Waiver of Liability

**Does not include jump course, which is included in Item D., above.

October 17, 2024

BEEBE DRAW FARMS

Weld County, Colorado

Attn: Lisa Johnson

Transmitted via email: Lisa.Johnson@claconnect.com

RE: Change Order/Add Services Request for Lot 74, 75 & 76 drainage improvements

Lisa,

After recent utility locating and a site meeting on October 10, 2024 with the affected neighbors and representatives from the Authority, it has been determined that potholing of an existing Atmos Energy natural gas line is necessary. This work was not covered within our original contract and therefore a Change Order is being requested in order to cover the cost associated with having a sub-contractor, **COLORADO UTILITY FINDERS, INC.** pothole the gas line and determine its exact depth. Based on that information, it will then be possible to know if a proposed roadside ditch/drainage swale will be feasible to be constructed as has been designed (also being the most preferred solution by the neighbor's involved).

The provided services will be to pothole a single location as determined by information that I will provide to COLORADO UTILITY FINDERS, INC. (no staking is deemed necessary), backfilling the hole with squeegee material up to 5" from the final surface, and discarding all soils spoils from the site. Water is not expected to be available on site for purposes of this work, so this proposal accounts for water being hauled in. The final deliverables will be a print or hand sketch data sheet for the pothole.

Our proposed NOT TO EXCEED fee will be **\$1,300**. COLORADO UTILITY FINDERS services (see attached estimate) will be \$1,180 and the remaining \$120 will be for processing, administration/billing, and coordination by Drexel, Barrell & CO. (our standard 10% mark up for sub-consultants). This amount is in addition to other fees already agreed upon under our current contract for work on this site.

The assumptions for this scope of work include:

- *No permits shall be necessary for work on what will be private property or within the District's Right of Way.*
- *Assumed no traffic control is needed.*
- *Access will not be restricted*
- *There will be only (1) hole to be cored and restored.*

Upon authorization, it will take approximately 1.5 weeks to complete the work. Thank you for the opportunity to provide this add service request. Please feel free to contact me with any questions at 303-442-4338.

Accepted:

Drexel, Barrell & Co.



Cameron W. Knapp, P.E.

Project Manager

Title: _____

By: _____

Date: _____

Colorado Utility Finders
 PO Box 7506
 Loveland, CO 80537
 info@coloradoutilityfinders.com



Estimate

ADDRESS

Cameron Knapp
 Drexel, Barrell & Co
 1376 Miners Drive, Ste 107
 Lafayette, CO 80026

ESTIMATE # 1887

DATE 10/17/2024

JOB NAME

Bee Bee Draw Farms

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Administrative Fee	1	200.00	200.00
	Utility Potholing: Daily Minimum Rate	1	1,750.00	1,750.00
	Payment Discount	1	-1,000.00	-1,000.00
	Water Fee	1	80.00	80.00
	Spoils Disposal	1	100.00	100.00
	Fuel Surcharge	1	50.00	50.00

Please sign below to indicate acceptance of this Estimate and the General Terms and Conditions on the second page.

TOTAL

\$1,180.00

Accepted By

Accepted Date



ICENOGLE SEAVER POGUE

2025 BILLING RATES

T. Edward Icenogle	Of Counsel	\$360.00 per hour
Tamara K. Seaver	Shareholder	\$495.00 per hour
Alan D. Pogue	Shareholder	\$495.00 per hour
Jennifer L. Ivey	Shareholder	\$460.00 per hour
Deborah A. Early	Shareholder	\$420.00 per hour
Shannon Smith Johnson	Shareholder	\$340.00 per hour
Anna C. Wool	Of Counsel	\$315.00 per hour
Lance J. Ingalls	Of Counsel	\$350.00 per hour
Alicia J. Corley	Associate	\$300.00 per hour
Karlie R. Ogden	Associate	\$300.00 per hour
Alexandra L. Mejia	Associate	\$270.00 per hour
Kayla M. Enriquez	Associate	\$270.00 per hour
Hannah E. Huval	Associate	\$260.00 per hour
Stacie L. Pacheco	Paralegal	\$215.00 per hour
Donette B. Hunter	Paralegal	\$215.00 per hour
Megan Liesmaki	Paralegal	\$215.00 per hour
L. Noel Nail	Paralegal	\$215.00 per hour
Hannah Pogue	Paralegal	\$175.00 per hour
T. Max Gilida	Legal Administrator	\$ 65.00 per hour
Maria L. Brooks	Legal Administrator	\$ 65.00 per hour
Rachel Pogue	Legal Administrator	\$ 65.00 per hour