BEEBE DRAW FARMS AUTHORITY

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A copy of the agenda/meeting packet is available at the Beebe Draw Farms website at:
http://plr.sdmsi.com

NOTICE OF REGULAR MEETING AND AGENDA

Board of Directors:	Office:	Term Expires:
Paul "Joe" Knopinski	President	June 2013
VACANT	Vice-President	April 2014
Michael Welch	Treasurer	June 2013
Christine Hethcock	Assistant Secretary	April 2014
Lisa A. Johnson	Secretary	

DATE: May 14, 2013
TIME: 6:00 P.M.
PLACE: Pelican Lake Ranch Community Info and Sales Center
16502 Beebe Draw Farms Parkway
Platteville, Colorado

I. ADMINISTRATIVE MATTERS

A. Present Disclosures and Potential Conflicts of Interest.

_____

B. Approve Agenda.

_____

C. Acknowledge letter of resignation from Jeffrey T. Hare (enclosure) and acknowledge Doug Tabor as the alternate board member to serve as the Vice-President until the June 11, 2013 meeting.

_____

D. FIRST READING:

1. _____

E. SECOND READING:

1. _____

F. EMERGENCY READING:

1. _____

II. CONSENT AGENDA

These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

- Review and approve Minutes of the April 17, 2013 special meeting (enclosure).

- Review and consider approval of payment of claims through the period ending May __, 2013, as follows (to be distributed):

General Fund	$
Infrastructure Fund	$
Amenities Fund	$_____
Total Claims:	**$**_____

- Review and accept unaudited financial statements through the period ending March 31, 2013 (enclosure).

_____

III. PUBLIC COMMENT

A. _____

IV. FINANCIAL MATTERS

A. FIRST READING:

1. _____

B. SECOND READING:

1. _____

C. EMERGENCY READING:

1. _____

V. LEGAL MATTERS

A. FIRST READING:

1. Discus preparation of Disclosure Document on Authority, District No. 1 and District No. 2.

_____

2. Discuss preparation of Community Handbook insert on Authority.

_____

B. SECOND READING:

1. _____

C. EMERGENCY READING:

1. _____

VI. OPERATIONS & MAINTENANCE

A. Discuss items requiring action from the Authority Board from the Action Items Status Matrix (enclosure).

_____

B. Discuss status of hiring for pool assistant positions.

_____

C. Discuss status of landscape design by Alpine Gardens.

_____

D. FIRST READING:

1. Discuss suggestions received from a resident regarding the vehicle storage area and discuss revisions to the Vehicle Storage Agreement (enclosures).

_____

E. SECOND READING:

1. Consider approval of Change Order to Service Agreement for Mapping of COGCC Wells and Permits between the District and Tamarack Consulting, LLC to research and map Spacing Units within the Authority boundaries and within ½ mile outside of the Authority boundaries (enclosure).

_____

2. Review and consider approval of the revised pool rules (enclosures – proposed 2013 rules and current 2012 rules).

_____

3. Review proposal from Peak One Pool & Spa, LLC for pool tile replacement (enclosure).

_____

F. EMERGENCY READING:

1. _____

VII. CAPITAL AMENITIES

A. Discuss the potential acquisition of undeveloped property from the developer.

_____

1. Status of appraisal.

_____

B. Discuss design and construction of the new maintenance facility.

_____

C. FIRST READING:

1. _____

D. SECOND READING:

1. _____

E. EMERGENCY READING:

1. _____

VIII. INFRASTRUCTURE

A. FIRST READING:

1. _____

B. SECOND READING:

1. Discus status of installation of new street signs in the community and review proposal from Biltrite Sign Service, Inc. (to be distributed).

_____

C. EMERGENCY READING:

1. _____

IX. OTHER BUSINESS

A. _____

X. ADJOURNMENT ***THE NEXT REGULAR MEETING IS SCHEDULED FOR JUNE 11, 2013.***