RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY HELD JULY 9, 2013

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 Tuesday, the 9th day of July, 2013, at 6:00 P.M., at the Pelican Lake Ranch Community Info and Sales Center, 16502 Beebe Draw Farms Parkway, Platteville, Colorado. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:
Paul "Joe" Knopinski; President
Douglas A. Tabor
Christine Hethcock
Angela Powell (via speakerphone)

Also In Attendance Were:
Lisa Johnson; Special District Management Services, Inc.

MaryAnn McGeady, Esq.; McGeady Sisneros, P.C. (via speakerphone)

Linda Cox, Michael Welch and Glen Adkins; Beebe Draw Farms Metropolitan District No. 1 Board members

DeWayne Colby; Property Manager

Kelly Deitman; Halcyon Design, LLC

Kris Nylander; Alpine Gardens (for a portion of the meeting)

See attached sign-in sheet for additional attendees.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State.

Ms. Johnson noted that a quorum was present and requested members of the Board 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 the statute. It was noted that Directors Hethcock and Knopinski's Disclosure Statements have been filed.

ADMINISTRATIVE MATTERS

Agenda: Ms. Johnson distributed for the Board's review and approval a proposed Agenda for the Authority's regular meeting.

Following discussion, the Agenda was approved, as amended.

SECOND READING:

2013 SDA Conference: Ms. Johnson reminded the Board of the 2013 SDA Conference in Keystone, Colorado on September 18, 19 and 20, 2013 and the Board discussed their interest in attending the conference this year.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Hethcock and, upon vote, unanimously carried, the Board authorized the attendance of up to six Board members at the 2013 SDA Conference.

CONSENT AGENDA

Consent Agenda: The Board considered the following actions:

- Review and approve Minutes of the June 11, 2013 regular meeting.
- Review and approve the payment of claims through the period ending July 8, 2013, as follows:

General Fund:	$	29,309.83
Infrastructure Fund	$	-0-
Amenities Fund	$	-0-
Total:	$	**29,309.83**

- Review and accept unaudited financial statements through the period ending May 31, 2013.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board approved the consent agenda.

PUBLIC COMMENT

Public Comment: There was a question from a community member requesting clarification as to the whether the Authority was or was not currently funding amenities. Ms. Johnson clarified that the reference made earlier in the meeting that the Authority was "not currently funding amenities" was to the fact the District had not funded any amenities in this reporting period, not that the Authority has determined to not fund any amenities in general.

LEGAL MATTERS

FIRST READING:

Revisions to the Water Tap Fee: Director Hethcock discussed with the Board the history of the water tap fees imposed by the Authority and collected by the Central Weld County Water District ("CWCWD"). The Board discussed the current water tap fee and considered setting the Authority water fee at $10,000 per tap. The Board will consider this matter as a second reading at the next meeting.

OPERATIONS AND MAINTENANCE

Action Items Status: The Board reviewed the action items status matrix, which is attached hereto and incorporated herein by this reference.

The Board discussed the need to repair the windmill at the equestrian facility. Mr. Colby will obtain proposals for the Board to consider for the required repairs.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Directors Tabor and Powell voting "Yes" and with the support of President Knopinski and Director Hethcock, the Board authorized the repair of the windmill for an amount not to exceed $4,000, with any amount over $1,000 to be paid out of the Discretionary Fund.

Pool Report: The Board reviewed the Pool Report from the Pool Manager.

Resident Concerns regarding Cheatgrass and Other Noxious Weeds on Vacant Lots in the Authority: The Board entered into discussion regarding resident concerns about Cheatgrass and other noxious weeds on vacant lots in the Authority. It was noted that BioTree, LLC had estimated the cost to treat the noxious weeds at $150 per acre. The Board discussed the possibility of treating all of the lots in the community, both vacant and developed, in order to ensure successful elimination of the noxious weeds. They also considered a plan which included estimating the acreage that would need to be treated, requesting the creation of a map of the treatment area from Tamarack Consulting, LLC, identifying a way to contact residents by obtaining property owners' lists and sending letters to property owners explaining the treatment and offering them the

option to opt-in to receive the service and obtaining cost estimates for the services.

Following discussion, the Board directed staff to estimate the acreage that would need to be treated, request a map of the treatment area from Tamarack Consulting, LLC, determine a plan to notify residents of the option to participate and obtain proposals to provide both spraying and mowing services for review at the next Board meeting.

SECOND READING:

Landscape Design by Alpine Gardens and Sign Design by Halcyon Design, LLC: Ms. Deitman with Halcyon Design, LLC ("Halcyon") reported to the Board on the design for the monument sign. She reported that she contacted Biltrite Sign Service, Inc. ("Biltrite") to see if they were interested in replacing the monument sign. After much discussion, Biltrite declined to propose on the monument sign project. Ms. Deitman also presented an American Institute of Architects ("AIA") form for a general services agreement between the Authority and Halcyon. She noted that specific addendums would be prepared for approval for specific projects.

Then Kris Nylander with Alpine Gardens presented his concept design for landscape improvements to the entryway by the gatehouse and parkway landscape. He reviewed with the Board a preliminary budget for the same, which is attached hereto and incorporated herein by this reference. The Board discussed the need to determine which funds would be used for the project (e.g. the Amenities Fund, Capital Repair and Replacement Fund, Operating Fund, etc.) prior to budgeting for the project. The community members in attendance made several comments about the project. The Board determined to hold a work session and invite the community to attend to hear the presentation and provide feedback on the project.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board approved the AIA form for an agreement between the Authority and Halcyon Design, LLC and approved Addendum No. 1 to the Agreement (Professional Design Services) for the completion of the design of the monument sign in the amount of $1,980.

Proposal for Replacement of Pool Tiles: The Board reviewed proposals from Peak One Pool & Spa, LLC for $6,600 and Advanced Interiors, resident Jim Wood's company, for $4,500 - $7,000. Director Powell volunteered to contact the contractors to obtain references for comparable work prior to the award of a contract.

Proposal to Lower or Remove Concrete Bollards that Support Parking Lot Lights: The Board reviewed the proposals from Colorado Lighting, Inc. for an amount not to exceed $1,600 and All Reach Property Lighting LLC for $2,482.70 and determined to hold off on this project for this year. Resident Darren Diederich volunteered to provide the names of additional contractors to request bids from for this project.

Removal, Thinning and Replacement of Trees: Director Tabor reviewed with the Board the proposals for the tree thinning project that he received from Greenleaf Tree Service for $19,750, Menjivar Tree Service, Inc. for $13,500 and Timberline Tree Specialists LLC for $15,000.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Directors Tabor and Powell voting "Yes" and with the support of President Knopinski and Director Hethcock, the Board approved the proposal from Menjivar Tree Service, Inc. for an amount not to exceed $13,500, of which $6,000 is to be paid from the Operation and Maintenance Fund and the remainder from the Discretionary Fund.

Proposal from Biltrite Sign Service, Inc. to Repair Sign at County Roads 32 and 39: The Board reviewed the proposal from Biltrite to repair the sign at County Roads 32 and 39 and considered the two options provided – a simple touch up for approximately $400 or a complete repair for approximately $1,600.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, carried with Directors Tabor and Powell voting "Yes" and with the support of President Knopinski and Director Hethcock, the Board approved the proposal from Biltrite for the option to touch up the sign for approximately $400.

CAPITAL AMENITIES

Potential Acquisition of Undeveloped Property from Developer: The Board entered into discussion regarding the potential acquisition of undeveloped property from the developer.

Appraisal of Land Outside of Filing No. 1 Owned by REI: President Knopinski reported that he has received a draft appraisal of the property only, which does not include the value and use of the oil and gas revenue to the Authority.

SECOND READING:

Location of the New Maintenance Facility: The Board entered into discussion regarding the location for the new maintenance facility. The form of a general agreement in AIA format was approved earlier in the meeting.

Purchase of Lot 84 and Proposal to Value the Lot: The Board entered into discussion regarding the purchase of Lot 84 as it relates to the expansion of the Community Center. The Board considered a proposal to value Lot 84 from Harold McCloud with McCloud & Associates.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board approved a proposal from Harold McCloud to value Lot 84 for an amount not to exceed $600.

INFRASTRUCTURE **SECOND READING**:

Development of Front 36 Lots and Proposal for Design Engineering Services: The Board entered into discussion regarding the status of development of the front 36 lots and reviewed a proposal from Tamarack Consulting, LLC for design engineering services related to the completion of the infrastructure in the front 36 lots. It was noted that under the Authority Establishment Agreement, the District 2 representatives can proceed with design and permitting of construction, but cannot proceed with construction until either a contract to purchase the lots by a homebuilder has been executed or until approval of the majority of the Authority Board is received, whichever occurs first.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Hethcock and, upon vote, unanimously carried, the Board approved a Service Agreement for Design Services between the Authority and Tamarack Consulting, LLC for Tasks I-IV of the proposal.

OTHER BUSINESS **Potential Acquisition of Land**: **EXECUTIVE SESSION**: Pursuant to Section 24-6-402(4) of the Colorado Revised Statutes, upon motion duly made by Director Tabor, seconded by President Knopinski and, upon an affirmative vote of at least two-thirds of the quorum present, the Board convened in executive session at 8:54 p.m. for the sole purpose of receiving legal advice from the Authority's attorney concerning the potential acquisition of land, as authorized by Section 24-6-402(4)(a) and (b) C.R.S.

Furthermore, pursuant to Section 24-6-402(2)(d.5) (II)(B), C.R.S., no record will be kept of those portions of the executive session that, in the opinion of the

Authority's attorney, constitute privileged attorney-client communication pursuant to Section 24-6-402(4)(b), C.R.S.

The Board reconvened in regular session at 9:21 p.m.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Tabor and, upon vote, unanimously carried, the Board authorized the expenditure of an additional $500 to Value Consultants, Inc. to re-value the 2,300 acres to consider its value and use to the Authority.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made, seconded, and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JULY 9, 2013 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____
Paul "Joe" Knopinski

_____
Douglas A. Tabor

_____
Christine Hethcock

_____
Angela Powell

Attorney Statement
Regarding Privileged Attorney-Client Communication

Pursuant to Section 24-6-402(2)(d.5)(II)(B) of the Colorado Revised Statutes, I attest that, in my capacity as the attorney representing Beebe Draw Farms Authority, I attended the executive session meeting of Beebe Draw Farms Authority convened at 8:54 p.m. on July 9, 2013 for the sole purpose of receiving legal advice from the Authority's attorney concerning the potential acquisition of land, as authorized by Section 24-6-402(4)(a) and (b) C.R.S. I further attest it is my opinion that all of the executive session discussion constituted a privileged attorney-client communication as provided by Section 24-6-402(4)(b) and, based on that opinion, no further record was kept or required to be kept pursuant to Section 24-6-402(2)(d.5)(II)(B).

Signed: _____
MaryAnn McGeady; Esq.

Date: _____

BEBEE DRAW FARMS AUTHORITY

JULY 9, 2013

Please ***print*** your name, address and phone number and the issue(s) you are interested in addressing at this meeting.

NAME	ADDRESS	TELEPHONE/EMAIL	ISSUE(S) TO BE ADDRESSED
Darren & Kelli Diederich	16492 Essex Rd S.	785-2623	
Jennifer Teets	16499 Badminton Rd.	785-2313	
Bree + Patty Caldwell	16497 Wedyard Rd	515-7822	
DeWayne Colby	16489 Wedyard		
KELLY DEITMAN	16485 ESSEX RD S.	3/906.2617	
ROD / LISA GANTENBEIN	16490 FAIRBANKS DR SO	785-2447	

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
Community Center Expansion	03/08/11	Linda Angie			X				04/12/11 – Committee will meet on April 14, 2011 at 6 p.m. Four to five residents expressed interest in attending. 05/10/11 – Linda Cox gave a report on the outcome of community meeting and presented a memo on the expansion of the community center. The Board asked the committee to share the information with Halcyon Design, LLC. 06/3/11 – committee met with Halcyon Design (Kelly) and shared their information. Kelly will contact the committee when the work is complete. 07/13/11 – committee meeting scheduled for July 21, 2011 at 7 p.m. Kelly will present 2 designs to the committee. 08/04/11 – committee met and will present information to Authority Board in September. 08/09/11 – The Board directed the committee to work with Halcyon Design, LLC to prepare a plan with elevations and then schedule a work session to present the information to the community. 09/07/11 – Metro District/ POA Fall Pig Roast scheduled for 9/25/11 @ 5:00 pm where a presentation will be given on future Community Center Expansion 09/25/11 – Community will preview sketches at Pig Roast. 11/04/11 – Linda and Angie will give an update at the November board meeting. 11/09/11 – Kelly to provide cost estimate of Phase 1, Phase 2 and full project. D1 will draft a survey to all residents soliciting input on future amenities. 02/14/12 – Cost estimates were presented. Committee will prepare an FF&E estimate and report back to BOD. BOD decided to hold a work session in March to solicit

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									feedback from the community. 04/18/12 – work session held. Expansion will be included in amenities survey that will be distributed to residents soon. 10/09/12 – BOD directed staff to add to the November agenda discussions on the design and construction of a new maintenance facility as the first phase of the expansion of the community center.
Rules and Regulations Regarding Amenities - Enforcement of oil and gas property reclamation - Policy for mail room postings (who is responsible and how long should things remain) - Use of community of center and how to provide access - Clarify pool party rules and fees	08/14/12	Mike Doug			X				The Board will establish a resident committee to draft the Rules and Regulations. Joe to draft an email soliciting interest from community members and transmit to Liz for distribution. 08/04/11 – email drafted and transmitted to residents. Jeff is the contact for interested parties. 09/20/11 – Committee will be established in October 2011. 12/13/11 – no new report. 02/14/12 – no new report. Work in progress. 04/18/12 – no new report. 06/28/12 – no new report. 07/10/12 – no new report. 08/17/12 – Mike to establish a committee to create a process to solicit desires of community members and draft rules and regulations related to use of amenities. Include MaryAnn and T. Charles Wilson in review of draft rules. 10/09/12 – Mike will schedule a meeting with the committee in the next 30 days. 11/7/12 – Mike held meeting on October 25, 2012. He will provide a report at the November board meeting. 12/12/12 – Mike will schedule another committee meeting. 02/12/13 – Doug will meet with committee members to draft revisions to the current pool rules and will present

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									this information at the March board meeting. 04/02/13 – Community meeting held on March 30, 2013 to solicit comments on current pool rules and regulations and suggestions for revisions. 04/17/13 – BOD discussed the proposed revisions to the current rules and heard public comments. Doug will incorporate the suggested revisions into the document and present at the next board meeting. 06/03/13 – 2013 pool rules have been revised and approved.
- Lease at Milton Lake	08/09/11	Joe Christine			X				Joe, Christine and Jeff met with FRICO to discuss extending the term of the lease etc. They will schedule a follow-up meeting with FRICO to continue the discussions. 11/09/11 – MaryAnn to draft an agreement with FRICO. 12/13/11 – BOD directed MaryAnn to send FRICO the assignment of the lease to the Authority and ask them to execute and to request a meeting to discuss terms of the lease and expansion of use. BOD also directed staff to solicit proposals from Environmental Consultant. 02/07/12 – MaryAnn has spoken with an Environmental consultant. Information that was received was transmitted to the Board. MaryAnn has also drafted the assignment to FRICO and transmitted it to FRICO for review and execution. 04/18/12 – Geitner Environmental provided a report to the Board. BOD will review report and discuss further at May meeting. 06/14/12 – BOD decided to review the results of the amenities survey to determine desire by community for recreational use on Milton Lake before moving this agenda item forward. 07/18/12 – Surveys sent to residents for response. 11/7/12 – surveys complete. Boating on Milton

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									Reservoir ranked in the top five most desirable amenities and it also ranked very high with negative votes. Community seems divided on this potential future amenity.
Oil and Gas Committee	10/09/12	Christine Joe			X				Christine will meet with the oil and gas committee to review the recommended changes to the surface use agreements. Joe and Christine will contact Dufford and Brown and request a detailed explanation of charges received to date.
Cheat Grass Mitigation	10/09/12	BioTree			X				Linda has contacted CSU extension for best times to treat and a list of vendors to solicit cost of product. 10/11/12 – DeWayne has purchased the chemicals. 12/4/12 – DeWayne had to rebuild sprayer. He will coordinate with Tina Wooten in early Spring to identify cheat grass areas for spraying. 04/02/13 – DeWayne will contact Tina Wooten the week of April 1, 2013 to solicit information on the appropriate time of spraying for cheat grass. 06/26/2013 – BioTree will mitigate cheat grass in the fall of 2013.
Landscape Master Plan at Entry and Gatehouse	10/09/12	Linda			X				Linda will contact Alpine Gardens to request a proposal to prepare a master plan of the area. She will also contact the CSU extension to determine if they have a program that would address design and maintenance. 11/7/12 – Linda met with Alpine Gardens and will have a proposal to review at the December meeting. 02/12/13 – Linda will contact Alpine Gardens to provide a proposal for review at the March 2013 meeting. 04/02/13 – proposal presented and approved by BOD at March meeting. Agreement was drafted and routed to Alpine for execution. Agreement has been returned and work has begun. 04/17/13 – Linda presented a concept plan from Alpine

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									Gardens. Christine had concerns with the amount of ornamental grasses being suggested. Linda will schedule a meeting with the committee, Christine and Alpine Gardens to discuss her concerns. 06/26/13 – Kelly Deitman will contact Bilt-Rite Signs to solicit an estimate on the fabrication of a new sign at the entryway.
Budget Items and Future Projects for Consideration		**Authority**				X			**Costs and/or decisions for the following:** **1. -Pool tile repair and pool contractor for 2013– Ted will evaluate pool by mid-May and determine pool tile repair needs and prepare a proposal to have work completed at the end of the 2013 pool season. Staff will contact one other vendor to solicit a proposal.** **2. -Tree thinning at Lake Christina – Doug has solicited proposals from three vendors to thin trees at Lake Christina** **3. -Gatehouse - interior repairs to drywall from plumbing leak (Dennis and DeWayne). Complete.** **4. -Purchase cover for stainless steel BBQ at pool** **5. -Tractor AC repairs** **6. -Pool furnishings – 1- lounge chair, 20 chairs, 15 mini-tables – recommend replacing with a darker color – Dan will solicit pricing for the replacement of pool furniture as suggested above. Pricing received for re-strapping pool furniture. Catalogue for new furniture is in the mail.** **7. -Pool Lift to meet ADA requirements – on hold, Authority needs to develop a plan for addressing in future years once major structural changes**

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 06/28/13)

Action Items	Date of Meeting	Assigned To	Priority	Not Started	In Process	Reoccurring	Follow up Required	Complete	Notes
									are made to the pool. 8. – Bike Racks – Dan will work with Dennis to install racks in Lake Christina, around the community and dispose of the rest. 9. -solicit proposals for the 2013 audit. -Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)

Project:	Pelican Lake Ranch
Address:	Platteville, Colorado
Date:	07/08/13

PRELIMINARY BUDGET

Entry Landscape						
Description	*Quantity*	*Units*	*Unit $*	*Unit $*	*Low*	*High*
Removals	48	HR	$55.00	$75.00	$2,640.00	$3,600.00
Transplants large trees	3	EA	$800.00	$1,000.00	$2,400.00	$3,000.00
Edging - between turf and bed areas only	600	lf	$3.25	$4.25	$1,950.00	$2,550.00
Spruce Tree	8	EA	$450.00	$750.00	$3,600.00	$6,000.00
Ornamental Tree	6	EA	$150.00	$500.00	$900.00	$3,000.00
Ornamental Grass	200	EA	$25.00	$50.00	$5,000.00	$10,000.00
Annuals	250	EA	$5.00	$8.00	$1,250.00	$2,000.00
Bed Grading	5000	SF	$0.17	$0.30	$850.00	$1,500.00
Mulch	5000	SF	$1.00	$1.50	$5,000.00	$7,500.00
Design	0.04	LS	$23,590.00	$39,150.00	$943.60	$1,566.00
Project Management	0.08	LS	$23,590.00	$39,150.00	$1,887.20	$3,132.00
Total.....					**$26,420.80**	**$43,848.00**

Irrigation and Misc Items Budget						
Lighting Fixtures	20	EA	$275.00	$425.00	$5,500.00	$8,500.00
Soil Preparation- if sod is re-done	12000	SF	$0.25	$0.40	$3,000.00	$4,800.00
New Sod throughout	6000	sf	$0.75	$1.00	$4,500.00	$6,000.00
Overseed Native Grass areas	6000	sf	$0.25	$1.00	$1,500.00	$6,000.00
Fix/ Clean Cobble from corners at intersections	1500	SF	$1.50	$2.00	$2,250.00	$3,000.00
Sprinkler - Drip in beds	5000	SF	$0.40	$0.65	$2,000.00	$3,250.00
Sprinkler - Turf	5000	SF	$1.00	$1.25	$5,000.00	$6,250.00
Sprinkler - Drip to trees in native	5000	SF	$0.40	$0.65	$2,000.00	$3,250.00
Design	0.04	LS	$25,750.00	$41,050.00	$1,030.00	$1,642.00
Project Management	0.08	LS	$25,750.00	$41,050.00	$2,060.00	$3,284.00
Total.....					**$28,840.00**	**$45,976.00**

Parkway Landscape - Per Bed Area						
Description	*Quantity*	*Units*	*Unit $*	*Unit $*	*Low*	*High*
Soil Preparation and Topsoil	500	SF	$0.75	$1.50	$375.00	$750.00
Austrian Pine	3	EA	$450.00	$750.00	$1,350.00	$2,250.00
Ornamental Grasses	30	EA	$25.00	$50.00	$750.00	$1,500.00
Walls	85	sfs	$25.00	$35.00	$2,125.00	$2,975.00
Bed Grading	500	SF	$0.17	$0.30	$85.00	$150.00
Mulch/ River Rock	500	SF	$1.00	$1.50	$500.00	$750.00
Edging - between turf and bed areas only	40	lf	$3.25	$4.25	$130.00	$170.00
Sprinkler - Drip to trees & shrubs	1	EA	$400.00	$550.00	$400.00	$550.00
Design	0.04	LS	$5,315.00	$8,545.00	$212.60	$341.80
Project Management	0.08	LS	$5,315.00	$8,545.00	$425.20	$683.60
Total.....					**$6,352.80**	**$10,120.40**