# RECORD OF PROCEEDINGS

## MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE BEEBE DRAW FARMS AUTHORITY HELD NOVEMBER 12, 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 12th day of November, 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.

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**ATTENDANCE**

**Directors In Attendance Were**:
Paul "Joe" Knopinski; President
Douglas A. Tabor
Christine Hethcock
Angela Powell

**Also In Attendance Were**:
Lisa Johnson, Divena Mortimeyer (via speakerphone) and Dan Cordova; Special District Management Services, Inc.

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

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

DeWayne Colby; Property Manager

Kelly Deitman; Halcyon Design, LLC

Roy Wardell; Resident

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**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.

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**ADMINISTRATIVE MATTERS**

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

Following discussion, upon motion duly made by President Knopinski, seconded by Director Tabor and, upon vote, unanimously carried, the Agenda was approved.

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**OPERATIONS AND MAINTENANCE**

**Sign Design by Halcyon Design, LLC ("Halcyon")**: Ms. Deitman reviewed with the Board proposals from All Phase Construction, in the amount of $18,500 per sign, Eaglestone Constructors, in the amount of $9,520 per sign and Peak Restoration and Construction, Inc. in the amount of $12,045.12 per sign.

Date for Work Session to Present Landscape Design and Sign Design to Community: The District No. 1 Board members will select a date to hold a work session to present the landscape design and monument sign design to the community. They will transmit the date information to Ms. Johnson and staff will send a message to the community inviting them to attend the work session.

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**CAPITAL AMENITIES**

**SECOND READING**:

**Action Plan to Acquire Land for New Maintenance Facility, Purchase of Vacant Land and Purchase of Lot 84**: Director Tabor reported to the Board on the status of the plan to acquire land for the new maintenance facility, purchase of vacant land and purchase of Lot 84. He reported that he met with Ms. Deitman, staff and Weld County the "County") representatives to discuss the proposed site in F2. The County explained that the process to construct in F2 will take approximately one year. If a location in F1 can be identified, the County process is much shorter. A site has been identified in F1 and staff continues to investigate the viability of this location. Tamarack Consulting, LLC ("Tamarack") is currently surveying the location.

The Board then entered into discussion regarding the contract to purchase Lot 84. The District No. 1 Board members voiced their opinions on the acquisition.

Following discussion, an initial motion was made by Director Tabor to enter into a contract to purchase Lot 84 and close on the purchase by the end of the year;

however, since there wasn't a second to the initial motion, the action failed and was not approved.

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**CONSENT AGENDA**

**Consent Agenda**: The Board considered the following actions:

- Review and approve Minutes of the October 8, 2013 regular meeting.
- Review and approve the payment of claims through the period ending November 12, 2013, as follows:

| | | |
|---|---|---|
| General Fund: | $ | 41,863.41 |
| Infrastructure Fund | $ | -0- |
| Amenities Fund | $ | 4,928.15 |
| Total: | $ | **46,791.56** |

- Review and accept unaudited financial statements through the period ending October 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.

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**PUBLIC COMMENTS**

**Public Comments**: Resident Roy Wardell noted that he would like the Board to consider striping all of the Authority's streets with a center line, or at the very least, along Beebe Draw Farms Parkway. The Board responded that they will consider this request in 2014 as a part of the chip sealing roadwork.

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**FINANCIAL MATTERS**

**2013 Budget Amendment Hearing**: The President opened the public hearing to consider the Resolution to Amend the 2013 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of a Resolution to Amend the 2013 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

There were no comments from the public in attendance and the public hearing was closed.

Following review and discussion, the Board determined that a 2013 Budget Amendment was not needed.

**2014 Budget Hearing**: The President opened the public hearing to consider the proposed 2014 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2014 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received and the public hearing was closed.

Ms. Mortimeyer reviewed the estimated 2013 expenditures and proposed 2014 expenditures.

The Board discussed the mill levy and determined that no mill levy will be certified.

Following discussion, the Board considered the adoption of the Resolution to Adopt the 2014 Budget and Appropriate Sums of Money. Upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Resolution was adopted, as discussed, and execution of the Certification of Budget was authorized. Ms. Johnson was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2014. A copy of the adopted Resolution is attached to these Minutes and incorporated herein by this reference.

**DLG-70 Mill Levy Certification Form**: The Board considered authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

Following discussion, upon motion duly made by Director Tabor, seconded by Director Powell and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

**SECOND READING**:

**2013 Audit**: The Board reviewed the engagement letter from L. Paul Goedecke, P.C. to perform the 2013 Audit.

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

engagement of L. Paul Goedecke, P.C.to perform the 2013 Audit, for an amount not to exceed $5,000.

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**LEGAL MATTERS**

**Amended and Restated Resolution regarding Colorado Open Records Act Requests**: The Board entered into discussion regarding the Amended and Restated Resolution regarding Colorado Open Records Act Requests.

Following discussion, upon motion duly made by President Knopinski, seconded by Director Tabor and, upon vote, unanimously carried, the Board adopted the Amended and Restated Resolution regarding Colorado Open Records Act Requests, subject to confirmation from legal counsel that additional readings are not required.

**FIRST READING**:

**Special District Public Disclosure Document**: The Board entered into discussion regarding the requirements of House Bill 2013-1186 concerning a Special District Disclosure Document.

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**OPERATIONS AND MAINTENANCE CONTINUED**

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

**Project Manager's Report**: The Board reviewed and discussed the Project Manager's Report.

**Report from Empire Management Inc. related to 2013 Road Maintenance**: Mr. Cordova discussed with the Board the report from Empire Management Inc. ("Empire") related to 2013 road maintenance. He noted that Empire does not recommend any road maintenance for 2013, but does recommend chip sealing in 2014. The Board has included this work in the 2014 Budget.

**Parking Issues at Gatehouse**: The Board discussed the complaint concerning parking issues at the gatehouse and determined to write an article to be included in the next Property Owners Association's newsletter asking residents who carpool to park at the pool/community center parking lot instead of the gatehouse.

**SECOND READING**:

**Proposal for 2014 Pool Opening, Closing and Maintenance from Peak One Pool & Spa, LLC ("Peak One")**: Mr. Cordova presented and the Board

reviewed the revised proposal from Peak One for 2014 pool maintenance services, noting that Peak One reduced their bid to $1,500 for the year in exchange for a two-year contract.

Following discussion, the Board approved the proposal for 2014-2016 pool opening, closing and maintenance from Peak One in the amount of $1,500 per year.

**Proposals for 2014 Landscape Maintenance Services**: Mr. Cordova reviewed with the Board three proposals he received for 2014 landscape maintenance services. He received proposals from Alpine Gardens, in the amount of $12,540, CoCal Landscape Services, Inc., in the amount of $16,950.60 and Environmental Designs, Inc. in the amount of $9,700.

The Board discussed the proposals and directed Mr. Cordova to contact Environmental Designs, Inc. to determine who the account representative is, to request references and to ask for an estimate for a multi-year (three year) contract. The Board will re-visit this topic at the next meeting.

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**CAPITAL AMENITIES CONTINUED**

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

It was noted that Attorney McGeady met with Director Tabor and President Knopinski and determined that the Authority could consider the oil and gas revenue stream as part of the total offer price of the vacant land.

Proposal from CliftonLarsonAllen LLP ("CLA") to Update the Projected Oil and Gas Revenue Streams: The District No. 1 Board members gave their opinions on the process to date and their recommendations going forward. The Board directed President Knopinski and Director Tabor to solicit proposals for these services.

Proposal from Tamarack Consulting, LLC to Update the Projected Oil and Gas Revenue Streams: The District No. 1 Board members gave their opinions on the process to date and their recommendations going forward. The Board directed President Knopinski and Director Tabor to solicit proposals for these services, as well.

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**INFRASTRUCTURE**

**Development of the Front 36 Lots and Associated Infrastructure and Design Engineering Services**: The Board entered into discussion regarding the development of the front 36 lots, associated infrastructure and status of design

engineering services. It was noted that Tamarack continues to work on preparing a cost estimate for these services.

**OTHER BUSINESS**

**§32-1-809, C.R.S. Reporting Requirements, Mode of Eligible Elector Notification for 2014**: The Board discussed §32-1-809 C.R.S. reporting requirements and mode of eligible elector notification for 2014.

Following discussion, the Board determined to post the required transparency notice information on the Special District Association's website and the Beebe Draw Farms website.

**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 NOVEMBER 12, 2013 MINUTES OF BEEBE DRAW FARMS AUTHORITY BY THE BOARD OF DIRECTORS SIGNING BELOW:

_____
Paul "Joe" Knopinski

_____
Douglas A. Tabor

_____
Christine Hethcock

_____
Angela Powell

# BEBEE DRAW FARMS AUTHORITY

## NOVEMBER 12, 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 |
|---|---|---|---|
| Roy Wardell | 16512 Essex Rd N | rwardell@wha-wa.com 785-0145 | white center stripe on streets |
| Kelly Deitman | 16405 Essex Rd S | | |
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Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

| 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<br>Angie | | | X | | | | 04/12/11 – Committee will meet on April 14, 2011 at 6 p.m. Four to five residents expressed interest in attending.<br>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.<br>06/3/11 – committee met with Halcyon Design (Kelly) and shared their information. Kelly will contact the committee when the work is complete.<br>07/13/11 – committee meeting scheduled for July 21, 2011 at 7 p.m. Kelly will present 2 designs to the committee.<br>08/04/11 – committee met and will present information to Authority Board in September.<br>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.<br>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<br>09/25/11 – Community will preview sketches at Pig Roast.<br>11/04/11 – Linda and Angie will give an update at the November board meeting.<br>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.<br>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 |

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| | | | | | | | | | feedback from the community.<br>04/18/12 – work session held. Expansion will be included in amenities survey that will be distributed to residents soon.<br>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**<br><br>- Enforcement of oil and gas property reclamation<br>- Policy for mail room postings (who is responsible and how long should things remain)<br>- Use of community of center and how to provide access | 08/14/12 | Angie<br>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.<br>08/04/11 – email drafted and transmitted to residents. Jeff is the contact for interested parties.<br>09/20/11 – Committee will be established in October 2011.<br>12/13/11 – no new report.<br>02/14/12 – no new report. Work in progress.<br>04/18/12 – no new report.<br>06/28/12 – no new report.<br>07/10/12 – no new report.<br>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.<br>10/09/12 – Mike will schedule a meeting with the committee in the next 30 days.<br>11/7/12 – Mike held meeting on October 25, 2012. He will provide a report at the November board meeting.<br>12/12/12 – Mike will schedule another committee meeting.<br>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 10/11/13)

| 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.<br>04/02/13 – Community meeting held on March 30, 2013 to solicit comments on current pool rules and regulations and suggestions for revisions.<br>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.<br>06/03/13 – 2013 pool rules have been revised and approved. |
| **Lease at Milton Lake** | 08/09/11 | Joe<br>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.<br>11/09/11 – MaryAnn to draft an agreement with FRICO.<br>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.<br>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.<br>04/18/12 – Geitner Environmental provided a report to the Board. BOD will review report and discuss further at May meeting.<br>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.<br>07/18/12 – Surveys sent to residents for response.<br>11/7/12 – surveys complete. Boating on Milton |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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| | | | | | | | | | 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, Rye and Mustard Grass Mitigation** | 10/09/12 | Doug | | | X | | | | Linda has contacted CSU extension for best times to treat and a list of vendors to solicit cost of product.<br>10/11/12 – DeWayne has purchased the chemicals.<br>12/4/12 – DeWayne had to rebuild sprayer. He will coordinate with Tina Wooten in early Spring to identify cheat grass areas for spraying.<br>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.<br>06/26/2013 – BioTree will mitigate cheat grass in the fall of 2013.<br>07/09/13 – BOD directed staff to: 1) contact Tamarack Consulting to prepare a map of total area in need of mitigation, 2) identify a plan for opting in by residents and property owners, 3) bid the work.<br>08/07/13 – Dan met with Tina Booten to discuss cheat/rye and mustard grass mitigation in the community. Tina provided Dan with a list of vendors who could spray for these species. Dan will work with Tamarack to revise the map of the areas in need and solicit proposals and present at the September meeting.<br>09/04/13 – Dan will present proposals at the September meeting.<br>09/10/13 – Dan presented a proposal for weed mitigation for an approximate cost of $29,645.14. The |

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|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | Board did not support this expenditure at this time. Doug will do a bit more research into options for mitigation and on the herbicide Plateau.<br>10/08/13 – The BOD plans to test the benefit of spraying on a 25 or 50 acre location. Location still to be determined. |
| **Landscape Master Plan at Entry and Gatehouse** | 10/09/12 | Lisa Kelly | | | 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.<br>11/7/12 – Linda met with Alpine Gardens and will have a proposal to review at the December meeting.<br>02/12/13 – Linda will contact Alpine Gardens to provide a proposal for review at the March 2013 meeting.<br>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.<br>04/17/13 – Linda presented a concept plan from Alpine 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.<br>06/26/13 – Kelly Deitman will contact Bilt-Rite Signs to solicit an estimate on the fabrication of a new sign at the entryway.<br>07/09/13 – BOD to schedule a community meeting to discuss the draft design plans from Halcyon Designs and Alpine Gardens.<br>08/07/13 – Kelly continues to work on the sign design.<br>09/10/13 – Kelly presented her final design. She has solicited proposals and once she received costs, a work session will be scheduled with the community. |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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| | | | | | | | | | 10/08/13 – Kelly has received one proposal and continues to solicit two more.<br>10/28/13 – Three proposals received (total). To be reviewed at the November board meeting. |
| **Pool Tile Repair** | 07/09/13 | Angie | | | X | | | | Staff presented two proposals for pool tile repair from Peak One Pools and Jim Wood. Angie will solicit references from both contractors and make a recommendation at a future meeting.<br>09/04/13 – BOD approved a contract with Jim Wood. Angie and Linda have selected replacement tiles and associated costs and Angie will present this information at the September meeting.<br>09/10/13 – pool tiles were approved. Angie will relay the information to Jim Wood and ask him to order the tile. Work to be completed in 2014.<br>10/02/13 – Angie spoke with Jim Wood and he will order the tile and necessary materials. His goal is to have the tile project completed by 05/01/2014. |
| **Rodent Control 2013** | 7/09/13 | Dan | | | X | | | | Dan will contact Rocky Mountain Wildlife Services to solicit recommendations and costs for rodent control mitigation for 2013.<br>08/07/13 – Dan contacted RMWS and they will provide a proposal for rodent mitigation in 2013.<br>09/04/13 – proposal received and accepted for rodent control in 2013.<br>10/02/13 – service agreement has been drafted and executed by the Authority and transmitted to RMWS for execution. RMWS will inform Anna as to when the service has been scheduled.<br>10/08/13 – rodent control will be completed by end of the week of October 14th.<br>11/6/2013 – Work is complete; follow up treatment still needs to be done (will be done by the end of this week or beginning of next week). |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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| **Appraisal of Undeveloped Land** | 07/09/13 | Joe | | | X | | | | BOD approved additional $500 to Value Consultants to re-value the undeveloped property to include its value and use to the Authority. Joe to notify Beverly of approval.<br>09/10/13 – discussion deferred.<br>10/08/13 – Joe continues to work with Clifton Larson Allen and Tamarack Consulting to solicit a proposal to update the oil and gas revenue projections on the undeveloped land. |
| **Lot 84 Valuation** | 07/09/13 | MaryAnn<br>Doug | | | X | | | | BOD approved a proposal from McCloud & Assoc. to value Lot 84 for a NTE $600. Lisa to contact Harold.<br>07/26/13 – Draft report in progress.<br>08/07/13 – Final report has been received and will be presented to the BOD in August.<br>09/10/13 – Final asking price for Lot 84 is $60,000. Asking price for maintenance facility is $5,000/acre. MaryAnn will prepare a cost estimate related to the County process to subdivide the property or plat the property and draft a plan of action. Doug to negotiate for additional acreage if possible. |
| **New Maintenance Facility** | 10/08/13 | Doug<br>Kelly<br>Tim<br>MaryAnn<br>Lisa | | | X | | | | BOD approved a proposal from Tamarack Consulting to survey the land needed for the new maintenance facility. Lisa to draft change order. Joe to discuss specifics with Tim and Kelly. MaryAnn to work with Doug on County process. Tim to survey land within 30 days. BOD to review entire proposal at November meeting. |
| **Development of 36 Lots** | 07/09/13 | Christine<br>Tim | | | X | | | | BOD approved a contract with Tamarack Consulting to complete Tasks I-IV in their proposal related to the development of the front 36 lots in the community. SDMS to draft service agreement.<br>07/26/13 – service agreement has been drafted and sent reviewed by legal counsel. Anna will transmit for execution. |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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| | | | | | | | | | 08/07/13 – Service agreement has been finalized and routed to Tamarack for execution. Tamarack has returned the executed agreement and Anna has routed to Joe for signature.<br>09/04/13 – contract has been fully executed.<br>10/08/13 – Tim is preparing cost estimate and should have it completed by November meeting. |
| **Pavement Maintenance for 2013** | 07/09/13 | Anna<br>Dan | | | X | | | | Dan will review the original and revised report from Empire Management to determine recommendations for pavement maintenance in 2013<br>09/10/13 – BOD approved the proposal from Empire Management for a NTE $1800. SDMS to draft agreement. Dan will communicate the concerns expressed by the community regarding past crack sealant services and the project management of those services to Empire Management. He will communicate their response to Lisa who will communicate the response to the Board and Debra Street.<br>10/08/13 – Empire Management will inspect the roadways by the end of week of 10/07/13 or beginning of the week 10/14/13 and provide written report. |
| **Port-a- Toilet Removal** | 07/09/13 | Dan | | | X | | | | Dan received contact information from Doug on a vendor in the area that may be able to remove the port-a-toiled that was left behind by the previous vendor who is no longer in business. Dan will make contact with this vendor and solicit a cost to dispose of the port-a-toilet.<br>08/27/13 – Doug provided a vendor to Dan to contact to possibly remove the port-a-toilet. Dan has left a message and will follow-up.<br>09/27/13 – Dan found a vendor who accepted the responsibility to remove the port – a- toilet. |
| **Maintenance at RV Storage** | 08/13113 | DeWayne | | | X | | | | Mow weekly and spray for weeds in and around the RV Storage area. Remove the weeds and remove the fence |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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| | | | | | | | | | posts. Send letters to users of the RV Storage area and inform them of the metal siding and process for removal. |
| **Contracts for Services for 2014** | 08/13/13 | Lisa<br>Dan | | | X | | | | BOD directed Lisa to request bids from the current contractor for pool maintenance, rodent control, mosquito control, and tree maintenance services for 2014. They also directed Lisa to draft an RFP for landscape maintenance services and solicit proposals from at least three service providers.<br>10/08/13 – revisions received to landscape maintenance RFP. Dan will make those revisions and then solicit proposals. Anna to draft service agreement with Bio Tree for 2014 tree maintenance services. Dan to negotiate agreement with Peak One for multi-year contract in exchange for lower proposed cost. |
| **Fencing around Windmill @ Equestrian Facility** | 09/10/13 | Dan | | | X | | | | Solicit proposals to install similar fencing around windmill at Equestrian Facility. |
| **Marketing/Sales Signs** | 09/10/13 | Lisa | | | X | | | | Talk to Christine about the recently installed marketing/sales signs at the entrance and community center/pool and ask if they can be condensed or modified to fit the other signs that have been approved in the community.<br>09/27/13 – Lisa spoke with Christine and Christine will review the issue and suggest possible mitigation. |
| **Xcel Energy Power Outages** | 09/10/13 | Linda | | | X | | | | Linda will contact Xcel Energy regarding the increased power outages that occur during a rain event and ask them to assess the issue and determine if something can be done to reduce the outages. |
| **Additional Directional Sign to Lake Christina** | 09/10/13 | Linda | | | X | | | | Linda will work with Debra Street to determine the location of the requested sign and if appropriate, Linda will order a sign and have it installed. |
| **NO DIVNG stickers at Pool** | 10/08/13 | Dan | | | X | | | | Contact Peak One Pools and solicit cost to replace NO DIVING stickers around pool deck. |

Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 10/11/13)

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|---|---|---|---|---|---|---|---|---|---|
| **Oil and Gas Valuation Analysis Related to Preliminary Assessed Valuation** | 10/08/13 | Tim<br>Lisa | | | X | | | | BOD approved proposal from Tamarack Consulting to conduct an analysis of the oil and gas revenues that were used by the County to calculate the 2013 preliminary AV. Lisa to draft change order to contract. |
| **Budget Items and Future Projects for Consideration** | | **Authority** | | | | **X** | | | **Costs and/or decisions for the following:**<br>**1. -Purchase cover for stainless steel BBQ at pool**<br>**2. -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.**<br>**3. -Pool Lift to meet ADA requirements – on hold, Authority needs to develop a plan for addressing in future years once major structural changes are made to the pool.**<br>**4. Hire seasonal employee to assist with mowing throughout the community.**<br>**5. Discuss pool manager and pool staff positions with Doug and Angie in February 2014.**<br>**-Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)** |