# BEEBE DRAW FARMS AUTHORITY

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

**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 2015 |
| Douglas A. Tabor | Vice-President | June 2015 |
| Christine Hethcock | Treasurer | April 2014 |
| Angela Powell | Assistant Secretary | April 2014 |
| Lisa A. Johnson | Secretary | |

DATE: January 14, 2014
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. Ratify regular meeting dates for 2014 to be held on the second Tuesday of every month at 6:00 p.m. at the Pelican Lake Ranch Community Info and Sales Center.

_____

D. Review and approve Resolution No. 2014-01-01 regarding 24-hour posting place (enclosure).

_____

E. FIRST READING:

1. _____

F. SECOND READING:

1. _____

G. 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 November 12, 2013 and December 10, 2013 regular meetings (enclosures).

- Review and ratify approval of payment of claims through the period ending December 17, 2013, as follows (enclosure):

| | | |
|---|---|---|
| General Fund | $ | 24,796.46 |
| Infrastructure Fund | $ | -0- |
| Amenities Fund | $ | 855.00 |
| **Total Claims:** | **$** | **25,651.46** |

- Review and consider approval of payment of claims through the period ending January 14, 2014, as follows (to be distributed):

| | | |
|---|---|---|
| General Fund | $ | |
| Infrastructure Fund | $ | |
| Amenities Fund | $ | |
| **Total Claims:** | **$** | |

- Review and accept unaudited financial statements through the period ending December 31, 2013 (to be distributed).

_____

III. PUBLIC COMMENT

A. _____

IV. FINANCIAL MATTERS

A. Discuss future payroll processing with Paychex.

_____

B. FIRST READING:

1. _____

C. SECOND READING:

1. _____

D. EMERGENCY READING:

1. _____

V. LEGAL MATTERS

A. Discuss status of meeting with Weld County Assessor regarding assessed valuation for oil and gas production.

_____

B. FIRST READING:

1. Discuss FRICO (Farmers Reservoir and Irrigation Company) Leases and receive legal advice regarding same [ADJOURN TO EXECUTIVE SESSION, IF NECESSARY].

_____

C. SECOND READING:

1. _____

D. 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 community meeting regarding entry monument sign and landscape project.

_____

C. FIRST READING:

1. _____

D. SECOND READING:

1. Review and ratify approval of Service Agreement for 2014 Landscape Maintenance Services between the Authority and Environmental Designs, Inc. (enclosure).

_____

E. EMERGENCY READING:

1. _____

VII. CAPITAL AMENITIES

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

_____

1. Consider approval of proposal from CliftonLarsonAllen LLP to update the oil and gas revenue stream (to be distributed).

_____

2. Consider approval of proposal from Tamarack Consulting, LLC to update the oil and gas revenue stream (to be distributed).

_____

B. FIRST READING:

1. _____

C. SECOND READING:

1. Discuss the action plan to acquire land for the new maintenance facility and ratify approval of the purchase of Lot 84.

_____

D. EMERGENCY READING:

1. _____

VIII. INFRASTRUCTURE

A. Discuss status of the development of the front 36 lots and associated infrastructure and status of design engineering services.

_____

B. FIRST READING:

1. _____

C. SECOND READING:

1. _____

D. EMERGENCY READING:

1. _____

IX. OTHER BUSINESS

A. _____

X. ADJOURNMENT ***THE NEXT REGULAR MEETING IS SCHEDULED FOR FEBRUARY 11, 2014.***