Beebe Draw Farms MD Nos. 1 & 2 and Authority Action Items Status Matrix (Updated 01/08/14)

| 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<br>- Rental of community center | 08/14/12 | Angie<br>Doug<br>Linda | | | 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 |

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| | | | | | | | | | 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 |

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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. |
| **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 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 |

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| | | | | | | | | | determined. |
| **Landscape Master Plan at Entry and Gatehouse** | 10/09/12 | Lisa Kelly D1 | | | 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.<br>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. |

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| | | | | | | | | | 11/18/13 – Proposals presented at November board meeting. D1 board members will select a date for a community work session in January and Lisa will invite the community to attend. |
| **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. |
| **Appraisal of Undeveloped Land** | 07/09/13 | Joe<br>Doug | | | 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.<br>11/18/13 – Joe and Doug will solicit proposals from Tamarack and CLA. |
| **Lot 84 Purchase** | 07/09/13 | Doug<br>Angie | | | 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. |

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| | | | | | | | | | 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.<br>11/18/13 – BOD will consider the purchase of Lot 84 once a location for the new maintenance facility has been selected.<br>01/08/14 – BOD approved the purchase of Lot 84 at December 2013 meeting. |
| **New Maintenance Facility** | 10/08/13 | Doug<br>Kelly<br>Tim<br>MaryAnn | | | 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.<br>11/18/13 – Staff and Doug has located a site within Filing 1 that may be suitable to construct a new maintenance facility. Tamarack is currently surveying the desired site.<br>01/08/14 – Kelly commented at the December 2014 board meeting that the site identified to be acquired is in a good location to meet the needs of a new maintenance facility. |
| **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.<br>08/07/13 – Service agreement has been finalized and |

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| | | | | | | | | | 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.<br>11/18/13 – cost estimate to be presented at December board meeting.<br>01/08/14 – Spec. home to begin construction in or around March 2014. |
| **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.<br>11/18/13 – report completed. Empire does not recommend any road maintenance for 2013. They do recommend a chip sealant project on all roads in 2014. The board has included this project in the 2014 budget. |
| **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. |

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| | | | | | | | | | 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 posts. |
| **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. |
| **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.<br>11/18/13- valuation complete. Tamarack will have final report in November.<br>12/05/13 – report received.<br>01/08/14 – MaryAnn will contact Weld County to schedule a meeting to discuss the methodology for valuation determination and to invite any and all Board members to attend the meeting with her. |
| **2014 Landscape Maintenance** | 11/18/13 | Dan | | | X | | | | Dan presented three proposals at November meeting. BOD asked Dan to solicit references from Environmental Designs, Inc. and also to solicit a multi-year proposal. |
| **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** |

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| | | | | | | | | | **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>**6. Chip Sealant work in 2014. Include center line striping in scope of work.**<br>**-Re-work irrigation system around sport court, not enough gpm to provide sufficient water to trees (were hand-watered all summer)** |
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