



**MINUTES OF A CONTINUED MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD JANUARY 15, 2019 AT 10:30 AM**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, January 15, 2019 at 10:30 AM, at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO 80903.

Attendance

In attendance were Directors:

Randle Case II, President  
Bryan Long, Vice President/Secretary  
Lena Gail Case, Director  
Brian Bahr, Treasurer (by phone)  
Brad Lam, Director

Also in attendance were:

Peter Susemihl, Susemihl McDermott & Cowan P.C.  
Kevin Walker, WSDM  
Lori VonFeldt, WSDM  
Kristina Kulick, WSDM  
Steven K. Mulliken, Mulliken Weiner Berg & Jolivet P.C.  
Sara Frear, Mulliken Weiner Berg & Jolivet P.C.  
Ron Pace, Woodmen Hills resident

1. Call to Order & Certification of Quorum & the Agenda:

President Case called the meeting to order at 10:35 a.m. President Case confirmed a quorum.

2. Public Comment:

Mr. Ron Pace said he lives in Woodmen Hills and that he is having photos blown up to illustrate his issue with a smear campaign. He said he wants to do a video about what he knows and to find out why money was spent to smear him. He added that a Benjamin Green from Florida has spent money and he wants to find out why. Mr. Pace said he hopes to do an interview with President Case soon.

President Case asked if he has any updates on Woodmen Hills Metro District. Mr. Pace said he did not have any updates due to the court issues, but he is wanting to do an injunction for court records. Mr. Pace discussed a presentation made at the Woodmen Hills MD meeting, and his opinion is they are setting up residents to pay for more water. He added that when he finds more information out, he will send it to Mr. Walker. Mr. Pace said that JDS-Hydro presented at the

recent meeting and said they are going to need to drill more wells, and Mr. Pace doesn't think that is needed. President Case asked if they spoke about a new water resource fee or water supply fee. Mr. Pace said he is not sure, but he will go through his video and find out and let him know. Mr. Pace discussed his issues with deals that were made in the past with attorneys that do not benefit the District and only benefitted those involved. President Case said he was wanting to find out more about districts that are charging a water resource fee. Mr. Pace said he has been charged a \$35 - \$36 monthly water resource fee on his bill for a while now, and he thinks that money should go to water resource. President Case asked Mr. Pace about feedback he has received on the intersection of Bent Grass at Meridian and the signalization. Mr. Pace said people are very happy about it because they have seen really bad crashes at that intersection and they have been sharing about it on the Nextdoor app. President Case noted that Mr. Pace has an audio recorder for his own records.

### 3. Financials and Payables:

Mr. Walker clarified the landscaping invoice was for snow removal. He explained they removed snow at 3 banks of mailboxes as well as the Bent Grass Meadow Drive main sidewalk. President Case asked if it would be our responsibility as a public right away. Mr. Walker confirmed it is the District's responsibility. Director Case moved to approve the financials and payables; seconded by Director Lam. Director Lam asked about the \$46 charge for Woodmen Hills MD. Mr. Walker explained it is the monthly water charge for the sprinkler system on Bent Grass Meadows Drive. Motion passed unanimously.

### 4. Board President Report:

President Case wished the Board a Happy New Year. He said 2018 was a successful year with getting things advanced. The Land Use matters with Mr. Waldthausen have continued to advance as well. President Case noted that the meeting minutes from the continued meetings are expected to be presented at February's Board meeting.

### 5. Manager's Report:

Mr. Walker had no updates for the Board. President Case asked about Woodmen Road Metro District and development updates at Falcon Marketplace. Mr. Walker said the plat has been submitted and they are moving forward, but not very quickly. They are taking steps and getting financing in place and groundbreaking should begin soon. President Case said it would be a good thing for the community and he anticipates more traffic on the frontage road. The right-in only will also have a connection to go all the way to Golden Sage and will mean traffic is going right in front of the Bent Grass' southern property. President Case noted traffic will most likely flow that way and it may be something the District will have to manage in the future. Mr. Walker confirmed everything was good with the bonds at Woodmen Road MD after a recent refinancing.

### 6. Development Updates:

There was no discussion.

### 7. Review and Action on:

- a. Woodmen Road/Bent Grass Meadows Drive Access Update – President Case noted there were no updates since the report with LSC Transportation Consultants.

### 8. Executive Session to receive reports from consultants on water resources issues and receive legal advice:

The Board confirmed there will be no action done on item 9 and everything will be done in Executive Session. Mr. Pace shared he would like to have the payables for the last 2 years for his Woodmen Hills project. In referring to Bent Grass Metro District, President Case said the biggest

duties they have as a Board is to be responsible for the financials and their review here will be a part of every Board meeting. Mr. Pace thanked the Board and left the meeting at 10:52 a.m. Director Bahr moved to go in to Executive Session to receive reports from consultants on water resources issues and receive legal advice; seconded by Director Lam. Motion passed unanimously at 10:53 a.m. Director Long moved to come out of Executive Session; seconded by Director Case. Motion passed unanimously at 11:34 a.m.

9. Review and Action on Woodmen Hills Metro District Proposal Intergovernmental or Other Agreement:

There was no discussion.

10. Other Old Business:

There was no discussion.

11. New Business:

There was no discussion.

12. Confirm and Set Next Meeting:

The next meeting is scheduled for February 5, 2019 at 10:30 a.m.

13. Adjournment:

The meeting was adjourned at 11:34 a.m.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Kristina Kulick for the Recording Secretary