

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD APRIL 7, 2015 AT 10:30 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, April 7, 2015 at 10:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

<u>Attendance</u>	<u>In attendance were Directors:</u>	<u>Also in attendance were:</u>
	Randle Case II, President	Pete Susemihl, Susemihl, McDermott & Cowan, P.C.
	Randle Case, Director	Terry Schooler, Schooler & Assoc.
	Bryan Long, Vice President/Secretary	Kevin Walker, Schooler & Assoc.
	Brian Bahr, Treasurer (by phone)	Lori VonFeldt, Schooler & Assoc.
		Tonya Reilly
		Ron Waldthausen
		Randy DeYoung

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

Director Randle Case II called the meeting to order at 10:34 a.m.

2. Approval of Minutes & Excusal:

Approval of the minutes was tabled until the next meeting.

3. Review of the Financials and Invoices:

After the Board reviewed the expenses, Director Randle Case motioned to approve the invoices as presented; seconded by Director Long. Motion passed.

4. Board President Report:

Director Randle Case II stated that there were no additional items to add to the agenda except for an executive session to discuss water related issues with the Woodmen Hills Metropolitan District.

5. District Manager Report:

Mr. Schooler noted that the County is considering putting together a Drainage Conservancy District as provided under State Law that might help address drainage and detention ponds and collect ongoing fees for maintenance, but that effort won't be completed in enough time to affect the current development. The agreed upon fee, made by the developers involved with the entity, would be about approximately \$24,000 per impervious acre that is comparable to the Sand Creek basin fees in the City of Colorado Springs.

6. District Development Priorities:

A. Development & Market Update-

Mr. Waldthausen stated that the Veterinarian Clinic is being built and it will be about another three months before his dentist office project will start.

Director Bahr reported that grading has started for the east residential sanitary sewer and there is no timing yet as to the extension of Bent Grass Meadows Drive, but the project is moving forward.

**B. Review and Improvements funding-**

Director Randle Case II noted that the east side of the development is doing improvements, which the District may eventually take ownership of. As such, there will be continued certifications done by the District's consultant, Jerry Novak.

**C. Roadway Connection at Woodmen Road-**

Director Randle Case II indicated that there was nothing new to report.

**7. Specific Action Items:**

**A. Bent Grass Land Use Approval Consolidated Resolution & Development Agreement-**

Director Randle Case II indicated that the agreement was approved and signed by the parties and El Paso County Board of Commissioners, but he has not received a recorded copy yet. He should have it within the next thirty days.

**B. Bent Grass District Supplemental Water Supply Resolution-**

Director Randle Case II stated that the resolution is directly related to the letters from the Woodmen Hills Metropolitan District as aforementioned and will be addressed in the executive session. Negotiations for a final agreement are ongoing.

**8. Other Old Business:**

There was no discussion.

**9. New Business:**

Director Randle Case II stated that Director Lindsay Case has resigned his position on the Board. After some discussion the Board accepted the resignation of Lindsay Case. Mr. Susemihl noted that the now available position will be up for election in 2016.

**10. Other Business:**

Director Long moved to convene in executive session at 11:02 a.m. seconded by Randle Case. Motion passed. Mr. Susemihl has provided a certificate related to the executive session (attached). The executive session adjourned at 11:37 a.m.

The next regular meeting will be June 2, 2015 at 10:30 a.m., if needed.

**11. Adjournment:**

The meeting was adjourned at 11:37 a.m.

Respectfully Submitted,  
Schooler & Associates, Inc.

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By: Lori VonFeldt for the Recording Secretary