

**MINUTES OF A CONTINUED MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD DECEMBER 1, 2015 AT 10:30 A.M.**

Pursuant to posted notice, the continued meeting (from 11/3/15) of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, December 1, 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 (by phone)	Terry Schooler, Schooler & Assoc.
	Bryan Long, Vice President/Secretary	Lori VonFeldt, Schooler & Assoc.
	Brian Bahr, Treasurer	

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

Director Randle Case II called the meeting to order at 10:35 a.m.

2. Approval of Minutes & Excusal:

Director Long moved to approve the minutes from the June 2, 2015 seconded by Randle Case. Motion passed.

3. Review of the Financials and Invoices:

There was discussion about the District Managers fee structure and Mr. Schooler agreed to bill on a time and material basis for the capital improvements management not to exceed \$2K/month. Director Bahr requested that \$25K be used from the O&M fund towards the bond interest payment for a total of \$48K that will be paid on December 15, 2015. Director Long moved to approve the payables with the additional \$25K for the bond interest payment seconded by Director Randle Case. Motion passed.

4. 2015 Amended and 2016 Budget Public Hearing:

Director Randle Case II opened the hearing for discussion and public comment. There was Board discussion regarding the capital expenses and Director Bahr suggested changing the numbers to reflect the following: \$1.2M – construction \$50K – Engineering, \$50K – Project Management, \$24K (not to exceed) – District Management, and \$5K for Legal. The Board talked briefly about the need to install a traffic light and how it could be funded. Mr. Schooler recommended using capital funds so the O&M Fund isn't depleted.

There being no further comments Director Randle Case II closed the public hearing. Director Bahr moved to adopt the 2016 Budget as per the aforementioned changes, approve the amended 2015 Budget, the Budget resolution, and to certify the mill levy increasing the Debt Service to 25 mills seconded by Director Long. Motion passed.

5. Board President Report:

Director Randle Case II stated that there were no additional items.

6. District Manager Report:

Mr. Schooler said that he had nothing further to report.

7. District Development Priorities:

A. Development & Market Update-

Director Bahr reported that they currently have eight homes being built.

B. Roadway Connection at Woodmen Road-

Director Randle Case II indicated that there was nothing new to report, but will continue to leave the item on the agenda as it may be a future project.

C. Bent Grass District Supplemental Water Supply Resolution Updates-

Director Randle Case II stated that there are negotiations with Cherokee regarding the water supply and Mr. Mulliken has been working on a draft IGA that the County has agreed to. Director Randle Case II described the basic terms of the agreement and asked the Board to approve the resolution subject to final analysis by a water consultant. Director Bahr questioned the agreement between Bent Grass, Cherokee, and Woodmen Hills stating that he would like to know more of the details. After a brief discussion, Director Bahr moved to approve the concept of the agreements subject to final Board approval seconded by Director Long. Motion passed.

8. Other Old Business:

There was no old business discussed.

9. New Business:

There was no new business discussed.

10. Other Business:

Mr. Susemihl stated that a few board changes could occur next year as there is still an opening to fill. Mr. Susemihl stated further that he would send out self-nominations in February to the members who are up for election and then will cancel it 60 days after if there are no other candidates. Director Bahr moved to authorize Mr. Susemihl as the designated election official seconded by Director Long. Motion passed.

The next regular meeting is to be determined.

11. Adjournment:

The meeting was adjourned at 11:38 a.m.

Respectfully Submitted,  
Schooler & Associates, Inc.

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By: Lori VonFeldt for the Recording Secretary