

**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD NOVEMBER 1, 2016 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, May 3, 2016 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.
	Bryan Long, Vice President/Secretary	Terry Schooler, Schooler & Assoc.
	Lena Gail Case, Director	Lori VonFeldt, Schooler & Assoc.
	Brian Bahr, Treasurer	Kevin Walker, Schooler & Assoc.
		Ron Waldthausen
		Gary Barber
		Steve Mulliken

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

President Randle Case II called the meeting to order at 10:32 a.m.

2. Approval of Minutes:

Director Long moved to approve the minutes from the May and September 2016 meetings seconded by Director Lena Gail Case. Motion passed.

3. Review of the Financials and Invoices:

Director Bahr requested an update on the status of current funds. Mr. Walker reported that the bond fund had been supplemented since the last funding with \$53,829 of funds from the Operations and Maintenance fund. The invoices outstanding for payment from the Bond Fund include over \$90,000 of approved activities but not yet funded. In response to additional questions, Ms. VonFeldt stated that the proposed amended budget includes an interest payment of \$72,000. Mr. Walker said that a new draw had not been received and will need to be processed for the next bond payment. President Randle Case II summarized the current budget to have \$1,200,000 of bonds in 2016 and Director Bahr stated that it would be approximately \$300,000 – \$400,000.

The traffic signal fee accounting was reviewed and questioned whether it should be reported as a liability because it is refundable. Ms. VonFeldt agreed to review the agreement.

Director Bahr outlined the next draw to be completed before the end of the year as up to the budgeted amount of \$1,200,000 and that it would be completed at the end of the year.

Motion by Director Lena Gail Case, second by Director Bahr to approve the payables presented.  
Motion passed unanimously.

4. 2016 Amended/2017 Budget Discussion and Public Hearing:

Mr. Susemihl noted that the notice had been published and posted. President Randle Case II opened the hearing for discussion and public comment. Assumptions for the 2017 budget reflected the remainder of the lots would be built and no additional lots were expected to be platted. Bond issuance for 2016 and 2017 was clarified to reflect the outstanding invoices and expected construction. That would include possible construction of the roadway to the east to connect with the Woodmen frontage road and utilities. Mr. Susemihl recommended that the Board adopt the budget subject to final changes as reflected in the comments.

President Randle Case II closed the public hearing.

Director Bahr moved adoption of the 2016 amended budget and the 2017 budget, the Budget Resolution, and to certify the mill levy; Director Long seconds. Motion passed unanimously.

5. Board President Report:

Director Randle Case II stated that there were no additional items to be discussed that are not already on the Agenda.

6. District Manager Report:

Mr. Walker reported that the issues had been discussed in the budget discussion or are to be discussed in the development priorities later in the meeting.

7. District Development Priorities:

A. Resolution to Request El Paso County Modifications to Bent Grass Meadows Drive Western Construction Timing -

President Randle Case II had met with the County staff to discuss modifying the timing of the roadway construction to the west. No resolution had been achieved and was dependent on other development timing and issues.

B. Development & Market Update-

Director Bahr reported that the average sales price of homes in 2016 had risen to \$285,000. Mr. Waldthausen reported that there was a medical facility under contract and this development might have an impact on the signal timing. President Randle Case II commented that there could be a 12-month lead time for equipment and there are not currently enough funds in that account to fund the improvements but with additional development and fee collection this might not be an issue.

President Randle Case II stated there was not a current plan for the next phase of residential development in Bent Grass. Local market conditions were still very strong and there were several residential and commercial developments occurring. This includes a possible King Soopers at NWC of Woodmen and Meridian.

C. Roadway Connection at Woodmen Road-

President Randle Case II restated that this was briefly discussed with County staff and that the Woodmen Road Metropolitan District was possibly able to assist in new access construction.

D. Bent Grass District Supplemental Water Supply Resolution Updates-

President Randle Case II stated that water and road issues still needed to be resolved prior to another phase of residential development. The Woodmen Hills Metropolitan District and other possible sources of water for the District were being pursued. This may include drilling wells inside the Bent Grass District. Woodmen Hills was still working on closing a new bond issue for part of Bent Grass improvements. Steve Mulliken and Gary Barber are still working on this issue on behalf of the District.

8. Executive Session

It was moved at 11:09 AM by Director Long, second by Director Bahr to have the Board convene in executive session to discuss plans and legal requirements for procurement of water resources for the District. It was moved by Director Long, second by Director Bahr to end the executive session and have the Board convene in regular open session at 12:17 PM. Motion passed unanimously.

10. Other Old Business:

There was no old business discussed.

10. New Business:

There was no new business discussed.

11. Other Business:

The next regular meeting to be determined.

12. Adjournment:

The meeting was adjourned at 12:19 p.m.

Respectfully Submitted,  
Schooler & Associates, Inc.

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By: Lori VonFeldt for the Recording Secretary