



**MINUTES OF A CONTINUED MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD APRIL 18, 2017 AT 10:30 A.M.**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, April 18, 2017 at 10:30 a.m., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Attendance

In attendance were Directors:

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

Also in attendance were:

Pete Susemihl, Susemihl, McDermott
& Cowan, P.C.
Kevin Walker, Walker Schooler District Mgrs.
Lori VonFeldt, Walker Schooler District Mgrs.
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 10:43 a.m.

2. Approval of Minutes:

Director Bahr moved to approve the November 1, 2016 meeting minutes seconded by Director Long. Motion passed.

3. Review of the Financials and Invoices:

Ms. VonFeldt indicated that the payable invoices had already been paid a couple weeks ago and are consistent with the annual budget. She presented current financials to the Board as well as a summary of fees collected. Director Bahr moved to ratify the payable invoices and approve the financials as presented seconded by Director Long. Motion passed.

4. Board President Report:

Director Randle Case II noted that there would be an executive session to get legal advice on water availability and water related issues.

5. District Manager Report – Building and Market Update:

Mr. Walker noted that Jerry Novak has cut back on his reviews since development is almost done and will use him on an as needed basis.

Mr. Waldthausen reported that a medical office building is anticipated to be closing in mid-July in the Bent Grass East Commercial area. Director Bahr asked if that would trigger the need for the traffic signal at Meridian and Bent Grass Meadows Drive. Mr. Waldthausen indicated that it probably would especially when an eye care office is constructed in a year that Hammers Construction is scheduled to build. He is also expecting to have more commercial lots under contract ahead of more residential development.

Director Bahr said that Challenger Homes has less than a dozen home sites to sell and will be sold out in phase 1 soon. The average home price has been around \$280,000.

Director Randle Case II stated there has been more planning for a water well site within lots 33 and 34 in Bent Grass Residential Phase 2 which WHMD is expected to construct. WHMD has applied for the well permit which is still in process. He stated that WHMD is pursuing a waterline easement along the Elk Horn Estate #2 Project northerly of Bent Grass near Stapleton Road to connect to the recently purchased WHMD water tank site on Arroyo Lane to the WHMD system. That tank and water line are anticipated to help Bent Grass, WHMD and the overall Falcon area. He also shared that it is public information that the Upper Black Squirrel (UBS) Basin has approved water from the Albrecht well to go outside the UBS Basin. The application is awaiting State Water Engineer's office approval and then Cherokee Metro District is scheduled to purchase it.

The Board briefly discussed other developments within the area.

6. Executive Session

It was moved at 11:03 AM by Director Bahr, second by Director Long 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 Bahr, second by Director Long to end the executive session and have the Board convene in regular open session at 12:08 PM. Motions passed unanimously.

7. District Development Priorities:

A. Resolution to Request El Paso County Modifications to Bent Grass Meadows Drive Western Construction Timing – This topic was tabled for a future meeting.

B. Roadway Connection at Woodmen Road- President Randle Case II indicated that he will be meeting with two Woodmen Road board members to discuss the possibility of using the Woodmen Road District's reserve funds for additional "right in, right out" access points along Woodmen Road.

C. Bent Grass District Supplemental Water Supply Resolution Updates- Discussion was under executive session item 6.

8. Other Old Business:

There was no old business discussed.

9. New Business:

There was no new business discussed.

10. Other Business:

The next regular meeting is scheduled for Tuesday, May 2, 2017 at 10:30 a.m.

11. Adjournment:

The meeting was adjourned at 12:10 p.m.

Respectfully Submitted,
Schooler & Associates, Inc.

By: Lori VonFeldt for the Recording Secretary