



**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BENT GRASS METROPOLITAN DISTRICT  
HELD JUNE 25, 2018 AT 1:00 P.M.**

Pursuant to posted notice, the meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Monday, June 25, 2018 at 1:00 P.M., at 102 E. Pikes Peak Avenue, Suite 200, Colorado Springs, CO.

Attendance

In attendance were Directors:

Randle Case II, President (by phone)  
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.  
Ron Waldthausen  
Randy DeYoung  
Kevin Walker, Walker Schooler District Managers  
Lori VonFeldt, Walker Schooler District Managers  
Kristina Kulick, Walker Schooler District Managers  
Steven K. Mulliken, Mulliken, Weiner, Berg & Jolivet, P.C. (Arrived at 1:15 P.M.)

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

The meeting was called to order at 1:05 P.M. President Case welcomed Director Lam to his first official Board meeting. The Board looked over the previous meeting's minutes.

2. Approval of Minutes:

President Case asked Director Bahr if he had received the meeting minutes. Director Long forwarded the meeting packed to Director Bahr. President Case suggested deferring the approval of minutes until Director Bahr has a chance to review. The Board postponed the approval of minutes for the next scheduled meeting.

3. Public Comment (for items not on the agenda):

Director Lam stated he would like to speak on his attendance at a Woodmen Hills MD Board of Directors first meeting of the new Board. He said the Board seems well composed and focused on doing service for the community. There were a lot of members of the community there that expressed support to the new Board. He added that the Bent Grass residents are concerned about dead trees. Mr. Walker said they are working on getting the dead trees replaced. Director Lam said

there are a few people not watering their grass and Mr. Walker replied that enforcing the watering of the grass would be the HOA issue. Mr. Walker confirmed that the Board does handle the landscape, so they will take care of the dead trees in the right of way and have Challenger replace them.

President Case asked if they knew Director Lam was a Bent Grass Board member at the meeting. Director Lam said he told them he was newly elected to the Bent Grass Board. President Case asked Director Lam if water rates came up during the meeting. Director Lam said he asked about fees currently being imposed and the water resource fee specifically. He was told it is charged to all residents and not just Bent Grass residents. President Case asked if they said what the money is used for. Director Lam said no, but he did not ask that specifically. President Case suggested Director Lam bring that up with Mr. Mulliken when he arrives.

#### 4. Review of the Financials and Invoices:

Ms. VonFeldt stated that she doesn't have any payables for the Board today, but did attach the budget, profit/loss and balance sheet in the meeting packet. Mr. Susemihl suggested ratifying the payables. Ms. VonFeldt agreed and said there is nothing out of the ordinary in the financials. President Case confirmed routine payables. Director Long moved to approve the payables; Seconded by Director Bahr. Motion passed unanimously.

Mr. Mulliken arrived at 1:15 P.M.

Director L. Case moved to approve the financials as presented; Seconded by Director Long. Motion passed unanimously.

#### 5. Board President Report:

President Case called attention to the May 1st meeting minutes. He said the Board President Report was a duplication with a bit of an update and that we will discuss things going on later in the meeting. He added that the new Board is seated with Director Bahr, Director Long, Director L. Case and Director Lam. 4 seats have rolled over from last month. He said the same type of things will be discussed as in the May 1st meeting minutes.

#### 6. Manager's Report:

Mr. Walker updated the Board that Weisburg was hired to do landscape and maintenance. He added that the weed problem is eradicated and he is working on replacing dead trees with Challenger. Mr. Walker said they started the irrigation system and are working on getting leaks fixed. All meters have been turned over to the District from Challenger.

#### 7. Development Updates:

Mr. Waldthausen updated the Board on Mountain View Electric and said the contract is paid in full. He added that there is a lot of equipment out at the intersection. Mr. Waldthausen said we have a plat being circulated for signature. From there, he will be pursuing a second plat that will hopefully be sold to an eye doctor. He expects the transaction to close in early July.

Mr. Deyoung said he is researching development ideas for his. President Case confirmed it was for Industrial. Mr. DeYoung confirmed and said he is working on bank commitments, etc.

President Case said the County gave us the right in/right out down at Bent Grass Meadow Drive and Woodmen Road. They also gave us a sister approval for the King Soopers development at Meridian and Woodmen for right in only at Woodmen. Mr. Walker said he doesn't have much more of an update than that, but knows they have an easement and are anxious and waiting. He has

not heard anything specific though. Woodmen Road was approved for a different use of land agreement, an additional category of fees for adult senior housing. The new fee is \$270 per dwelling unit and recognizes that seniors do not drive as much. Mr. Walker said Woodmen Road Board is pursuing a refinance of a series B Bond and that the District has substantial revenues coming in so bonds could be paid off early, but this refinance would save the Board money. President Case asked if there was anything else in the Woodmen Road Board Meeting that may affect Bent Grass. Mr. Walker said no, he does not think so.

#### 8. Review and Action on:

- a) Woodmen Road/Bent Grass Meadows Drive Access Update: President Case does not think the Board can act on this yet. He asked if there is anything we can present to Woodmen Road to assist; Mr. Walker said he will put it on the agenda and they can present what they expect from the District at their next Board Meeting. Mr. Walker thinks there is potential overlap of sharing costs. He will put it on their agenda for August 7th. President Case will plan to be there on behalf of the Bent Grass Board.
- b) Proposed Changes to Bent Grass Meadows Drive, Drainage and Utilities Construction Phasing: President Case said at present, there is no progress, but he would like to keep it on the agenda. Director Lam asked about the impact of current homeowners on the proposed changes on this item. President Case explained it is set up as 2 phases. The next phase is basically the County requires to connect roads when they get to a certain density and Bent Grass currently dead ends. Although there are plenty of ways in and out, the Fire Department says there needs to be a full connection from the west side to the Falcon storage side. The Mill Levy will eventually pay for the cost of the improvements. He said the County required this in the next phase and the owners are trying to alter timing where the road is not put in all at once. They may be able to get it done all at once due to market and being able to afford it.
- c) Proposed Schedule for Traffic Signal at Bent Grass Meadows Drive and Meridian: President Case asked Mr. Waldthausen to update the Board. Mr. Waldthausen said we have the construction activity to move overhead lines underground, so when we can build the signal it is already done. A set of plans for the signal have been submitted to County planning, but no comment back yet so he thinks a Board member should follow up. Director Long said he and President Case can follow up on behalf of the Board. President Case said he would like to see the final set. He said there was a change in staff reviewers at the with Elizabeth Nijkamp reviewing. Mr. Waldthausen confirmed the contract was only to move the Mountain View lines underground.

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

It was moved at 1:36 P.M. by Director Bahr, seconded by Director Lam to have the Board convene in Executive Session to receive reports from consultants on water resources issues and receive legal advice. Director Bahr moved to come out of Executive Session; seconded by Director Lam. Motion passed unanimously. The Board came out of Executive Session at 2:35 P.M.

#### 10. Review and Action on Woodmen Hills Metro District Proposal Intergovernmental Agreement:

This item was not discussed.

#### 11. Other Old Business:

There was no old business discussed.

12. New Business:

There was no new business discussed.

13. Confirm and Set Next Meeting:

The Board discussed having the next meeting on August 7<sup>th</sup>, 2018 at 1:00 P.M.

14. Adjournment:

The meeting was adjourned at 2:36 P.M.

Respectfully Submitted,  
Walker Schooler District Managers

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By: Lori VonFeldt for the Recording Secretary