



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD FEBRUARY 2, 2021 AT 10:30 A.M.**

Pursuant to posted notice, the special meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, February 2, 2021 at 10:30 AM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

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

Also in attendance were:

Kevin Walker, WSDM (by phone)
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

Excused absence

Randy DeYoung, Director

1. Call to Order & Introductions: President Case II called the meeting to order at 10:30 a.m. President Case II confirmed a quorum was present. After discussion, Director Bahr moved to accept the Board Officer positions as they exist; seconded by Director Long. Motion passed unanimously.

2. Approval of the Minutes from Special Board meeting of December 1, 2020: Director Bahr moved to approve the December 1, 2020 Special Meeting Minutes as presented; seconded by Director Long. Motion passed unanimously.

Director Lena Gail Case moved to excuse Director DeYoung; seconded by Director Long. Motion passed unanimously.

3. Public Comment: There was no public comment.

4. Review and Approval of Financial Statements and Payables for January 2021: Director Bahr asked about a \$1.487 Million engineering expense. Mr. Walker explained that should be a construction expense. It was a draw made in December and should be included in the capital account. Mr. Walker presented the Financial Statements and Payables for January 2021. Director Long moved

to approve the Financial Statements as presented with the edit as discussed; seconded by Director Bahr. Motion passed unanimously.

5. Board President Report: President Case II gave the Board President report and discussed activity in the last 60 days with home building by Challenger Homes. He noted at least 35 homes currently under construction. President Case II discussed the marketplace and noted both commercial and residential activity including City Council approving the final annexation on second reading of Banning Lewis Ranch North last Tuesday.

6. Manager's Report:

a. Metro District covenant enforcement: Mr. Walker reported that all end of the year filings has been completed as of January 30, 2021. Mr. Walker noted there have been 2 neighborhood meetings on the covenant enforcement, but only 4 people have attended, and the feelings are mixed on covenant enforcement. He explained they will move forward and start with sending letters on covenant violations.

Mr. Walker discussed Woodmen Road Metropolitan District and explained that any new development will pay Woodmen Road's fees until the District is dissolved possibly in 2024. If you are not in the District, then you must pay the County's fees and annex into the County's District. Bent Grass Metropolitan District does not have to pay the County's transportation fee which helps in staying competitive against new developments not in the District.

Mr. Susemihl reported the El Paso County Annual Report that is required was filed this morning.

7. Development Updates:

a. Residential Filing No. 2: Mr. Walker presented an email from Mr. Byers with Challenger discussing the status of Bent Grass Filing No. 2. Director Bahr noted that sales are good, and the market is favorable for the foreseeable future.

b. Traffic Signal construction: Mr. Walker reported that the construction of drainage structures, road alignments and guard rails are complete.

c. Office warehouse: Mr. Walker discussed Director DeYoung's project and that he is currently working on presales, so he is moving forward and optimistic. Mr. Walker explained they spoke about how to manage Director DeYoung's O&M charges since there is a mix of commercial and residential uses and a variety of covenants, and his plan is to segregate the commercial and residential money and costs from each parcel.

President Case II noted Director Lena Gail Case's property is getting a lot of attention, so she expects some development and proposals in the next 90 days.

8. Other Old Business: There was no discussion.

9. New Business:

a. Approval of Woodmen Hills easement: President Case II explained the water and wastewater easement agreement that is in a commercial area of Mr. Waldthausen's property, the east side of Residential Filing No. 1. Director Lena Gail Case moved to authorize the necessary officer(s) of the District to execute the water and wastewater easement for Woodmen Hills Metropolitan District; seconded by Director Bahr. Motion passed unanimously.

12. Confirm and Set Next Meeting

- a. Scheduled for March 2, 2021: Director Bahr moved to schedule the next Board meeting for April 6, 2021; seconded by Director Long. Motion passed unanimously.

13. Adjournment: The Board adjourned the meeting at 11:05 a.m.

Respectfully Submitted,
Walker Schooler District Managers

Kristina Kulick

By: Kristina Kulick for the Recording Secretary