



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD OCTOBER 5, 2021 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, October 5, 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 (by phone)
Brian Bahr, Treasurer (by phone)
Randy DeYoung, Director (by phone)

Also in attendance were:

Kevin Walker, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

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.
2. Approval of the Minutes from Special Board meeting of February 2, 2021: Director Lena Gail Case moved to approve the February 2, 2021 Minutes as presented; seconded by Director Bahr. Motion passed unanimously.
3. Public Comment: There was no public comment.
4. Review and Approval of Unaudited Financial Statements as of September 30, 2021 and Ratify Payables through September 30, 2021: Mr. Walker presented the unaudited financial statements as of September 30, 2021. He noted 97% of taxes and over 100% of projected facility fees have been collected for the year. Director Lena Gail Case moved to accept the unaudited financial statements as of September 30, 2021; seconded by Director Bahr. Motion passed unanimously. Mr. Walker presented the payables as of September 30, 2021. After review, Director Long moved to approve the payables as presented; seconded by Director Lena Gail Case. Director DeYoung asked for confirmation that after the \$955,000 payment to Challenger Communities for the signal and the construction in progress, the bond fund will total roughly \$1.2 Million. Mr. Walker confirmed that is correct. Motion passed with Director Bahr recusing himself.

5. Board President Report: President Case II presented the Board President Report. He noted there will be further discussions regarding the County and Water District on supply issues under Development Updates.

6. Manager's Report

a. Budget Process: Mr. Walker discussed the Budget Process and noted the draft budget will be distributed to the Board by the end of the week and no later than October 15th. The Budget Hearing will be held in November or December.

Mr. Walker reported that violation letters have been sent out in residential Filing No. 1. Violations are primarily for weeds, and RV's and trailers parked in driveways. Mr. Walker reported he is also working on determining who is paying for lights in Filing No. 1 with Challenger and he noted it may be Woodmen Hills. President Case II discussed that Woodmen Hills leadership has changed at the staff level in the past month.

7. Development Updates

a. Residential and Commercial: Director DeYoung reported he is waiting on the County to provide the fourth round of comments on the Man Cave project. Presales are going well and there is a lot of interest, but they are waiting on the County for dates. President Case II discussed commercial development updates and noted Mr. Waldthausen is expecting his approval back from the County soon for the 5-acre project in the east side of the project. There is a contract in negotiation for the user of the 1.6-acre piece between 7-Eleven and the dental clinic. There is also an 8-acre high-density residential opportunity at the north side of 7-Eleven. Director Bahr reported that Challenger is doing very well with sales, and they have no standing inventory. President Case II discussed the crossing at Bent Grass Meadow Drive is fully connected from west to east, and the busses are able to go north and south which is an improvement for their travel out of the fleet facility. There is a planned higher density residential at the south side of Bent Grass that is in process with the County. Falcon Marketplace at the northwest corner of Meridian and Woodmen is in development and Mr. Walker noted some fees were collected for an in-line commercial piece. President Case II discussed the roundabout at Falcon Marketplace and potential traffic issues. He will be meeting with the County Engineer to further discuss different approaches for this issue. President Case II discussed the stormwater relocation issue on the eastern portion of the District and is hoping to move forward with consolidation of the stormwater.

b. Office Warehouse: There was no additional discussion.

8. Old Business: There was no discussion.

9. New Business: The Board discussed the election next year with three board positions open. Directors Bahr, DeYoung and Lena Gail Case confirmed they would be willing to continue on the Board if needed. Mr. Walker noted they will further discuss this issue at the Budget Hearing.

10. Confirm and Set Next Meeting:

a. Scheduled for November 2, 2021 at 10:30 AM: The Board agreed to schedule the Budget Hearing for December 7, 2021 at 10:30 AM. The November meeting may be canceled if needed.

11. Adjournment: The Board adjourned the meeting at 11:00 a.m.

Respectfully Submitted,
Walker Schooler District Managers

Kevin Walker

By: Recording Secretary