



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD NOVEMBER 1, 2022 AT 10:30 AM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, November 1, 2022 at 10:30 AM, at 119 North Wahsatch Ave, Colorado Springs, CO 80903 and 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
Stephanie Pierce, Treasurer
Randy DeYoung, Director (Excused)

Also in attendance were:

Kevin Walker, WSDM
Adam Noel, 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 AM and confirmed a quorum was present with Director DeYoung excused.
2. Approval of the Agenda: The Board approved the Agenda as presented.
3. Approval of the Minutes from Board Meeting on July 19, 2022: Director Long moved to approve the July 19, 2022 Board Meeting Minutes; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II reported they are still working with Woodmen Hills Metro District to get water and wastewater resolutions for some of the properties to the south near Falcon School District, an 8-acre parcel at the northwest corner of Bent Grass Meadows Drive and Meridian, and another parcel to the west that was a former school site. These parcels need additional Water Access Fees (WAF) and wastewater arrangements. Mr. Walker noted there are two off-site improvements that are necessary. President Case II noted there are continued activities in the community including the Dunkin Donuts that is moving forward.
6. Legal Matters
 - a. Review and Consider Approval of the 2023 Election Resolution: Mr. Walker presented the 2023 Election Resolution. The Resolution names Mr. Susemihl as the DEO and authorizes Mr.

- Susemihl and Mr. Walker to move forward on all things necessary for the 2023 Election. Director Lena Gail Case moved to approve the 2023 Election Resolution; seconded by Director Long. Motion passed unanimously.
- b. Review and Consider Approval of the 2023 WSDM Engagement Letter: Director Lena Gail Case moved to approve the 2023 WSDM Engagement Letter; seconded by Director Pierce. Motion passed unanimously.
 - c. Review and Consider Approval of the BiggsKofford 2022 Audit Letter: Director Long moved to approve the BiggsKofford 2022 Audit Letter; seconded by Director Pierce. Motion passed unanimously.
7. Development Updates: Mr. Walker discussed development updates and reported that Challenger has continued to file plats and they have submitted their draw request which will close out the project funds. President Case II reported that Dunkin Donuts is continuing to move forward with their land documents and have acquired an additional site. Mr. Walker noted that Aspen View requested Woodmen Road Metro District review the possibility of participating in their potential $\frac{3}{4}$ turn at Bent Grass Meadows Drive and Woodmen. Woodmen Road Metro District has paid off its bonds early, so there will be a reduction of mill levy to 0. They are still collecting fees, but Mr. Walker is recommending they do not collect fees next year. Woodmen Road Metro District would like to dissolve but they must resolve a wetlands issue first.
8. Financial Report
- a. Consider Approval of Unaudited Financial Statements dated September 30, 2022: Mr. Walker presented the Unaudited Financial Statements dated September 30, 2022.
 - b. Budget Hearing for 2023 Budget: Director Long moved to open the Public Hearing on the 2023 Budget; seconded by Director Lena Gail Case. Motion passed unanimously. Mr. Walker presented the 2023 Budget. After no public comment, the Public Hearing was closed. Director Pierce moved to approve the 2023 Budget and Resolution; seconded by Director Lena Gail Case. Motion passed unanimously.
9. Old Business: There was no discussion.
10. New Business
- a. Improvements on Bent Grass Meadow Drive: Director Pierce asked if Challenger will be making the improvements and will the District be taking it over. Mr. Walker explained that Challenger will be making the improvements, but the District is not taking over. The improvements will be dedicated to the County to maintain.
 - b. Pocket Parks: Director Pierce discussed the Service Plan says there should be three pocket parks that are put in by the District. Mr. Walker explained the developers, Challenger would put them in if they were going to be included and then the District would take them over for maintenance. Mr. Walker will review Challenger's plans and report back to the Board.
11. Confirm and Set Next Meeting
- a. Scheduled for December 6, 2022 at 10:30 AM. The Board discussed the next meeting may be cancelled due to President Case II and Director Lena Gail Case being out of the country.
12. Adjournment: The Board adjourned the meeting at 11:06 AM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary