



BENT GRASS METROPOLITAN DISTRICT

Regular Board Meeting

Tuesday, February 11, 2025– 10:30 AM

119 North Wahsatch Ave

Colorado Springs, CO 80903,

or

Please join my meeting from your computer, tablet or smartphone.

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Board of Director	Title	Term
Randle W Case II	President	May 2025
Bryan T Long	Vice-President/ Secretary	May 2027
Stephanie Pierce	Treasurer	May 2025
Lena Gail Case	Director	May 2025
Erin Ganaway	Director	May 2027

AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of the Minutes from Board Meeting on January 22, 2025 (see attached)
4. Public Comment (For items not on the Agenda)
5. Board President Report
6. Management Report
7. Legal Matters
 - a. Legal Counsel Review
 - b. HB 24-1267 and Impartial Decision Makers
8. Development Updates
9. Financial Report
 - a. Consider approval of unaudited Financial statements dated January 31, 2025 (under separate cover)
 - b. Ratify approval of payables through February 11, 2025 (under separate cover)
10. Old Business
 - a. Community Meeting/FAQ
 - b. Review 2025 Landscape Contract Bids (under separate cover)
 - c. Reimbursements Review Continued
 - d. D.A. Davidson Bond Refinance Discussion
11. New Business

12. Confirm and Set Next Meeting
 - a. Scheduled for March 4, 2025 at 10:30 AM
13. Adjournment





**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JANUARY 7, 2025, AT 10:30 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, January 7, 2025, at 10:30 a.m., via electronic means and telephone conference call.

Attendance

In attendance were Directors:

Randle Case II, President
Bryan Long, Vice President/Secretary
Stephanie Pierce, Treasurer
Lena Gail Case, Director
Erin Ganaway, Director

Also in attendance were:

Rebecca Harris, WSDM
Brenda Juarez, WSDM
Kelsey Knudson, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie
Ryan Case

1. Call to Order/Introductions: President Case II called the meeting to order at 10:30 a.m. and confirmed a quorum was present.
2. Approval of Agenda: Ms. Harris added item 7a to review and consider adoption of the snow removal policy. After a discussion was made, Director Long moved to approve the agenda as amended; seconded by Director Ganaway. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on December 3, 2024: After discussion, Director Long moved to approve Minutes from the board meeting on December 3, 2024 as amended; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II advised of no update beyond agenda items that would be addressed later in the meeting.
6. Management Report: Ms. Harris advised that the transparency notice needed to be filed by January 15th. Ms. Harris relayed the plan to meet with bond counsel to discuss refinancing the bonds. Ms. Harris noted that the call for nominations would go out on January 26th and that those interested in self-nominations would need to contact Mr. Susemihl as he is the DEO. President Case II advised that there were three seats on the Board that were up for election. Ms. Harris advised that Board members who wanted to continue their terms should fill out a self-nomination form and email it to Mr. Susemihl. Ms. Harris requested Mr. Susemihl to provide updates to the Board regarding self-nomination forms that he received.

7. Legal Matters:

a. Snow removal policy in front of mail kiosks: Ms. Harris presented the policy of snow removal, which stated that while the District did not have responsibility or property ownership for the adjacent properties, the District would provide snow removal in front of the mail kiosks. After review, Director Long motioned to approve the Resolution for the snow removal policy in front of mail kiosks as presented; seconded by Director Ganaway. Motion passed unanimously.

8. Development Updates: Director Ganaway advised the Channel improvement project was completed and certifications were in progress. President Case II advised the as-builts were in the approval process, and that there would be an application for reimbursement. President Case II advised that Mr. DeYoung passed away on December 4th, 2024. President Case II advised that the Dissolution Committee meeting for District No. 1 was scheduled for February 6th. President Case II advised that the County Impact Fee meeting would be on January 23rd. Ms. Pierce advised of property development in progress near King Soopers. President Case II reported that the closing on the church property that was owned by Life Church had taken place, and the church planned to complete the building by the end of 2026. Director Ganaway noted that Filings 3 and 4 were in progress and that the plan was to have them annexed into the existing CCRs.

9. Financial Report:

- a. Consider approval of unaudited Financial statements dated December 31, 2024: Ms. Harris presented the unaudited Financial statements dated December 31, 2024, and advised that the balance sheet and the 2017 developer advance to Land First had been updated prior to the printed copy for the Board. Ms. Harris highlighted that the District billed for violations began in June of 2024. Ms. Harris clarified that the tax revenues and that the platting, facility, and traffic signal fees are in addition to the tax revenue shown. Ms. Harris confirmed that the Board is over budget by \$7628.17. President Case II advised that the Board was scheduled to meet with the Bond underwriters on January 22nd, and he advised that part of the discussion would be about using the Traffic signal fees to make a direct access point at Bent Grass and Woodmen Road. President Case II advised that International Development Company would pay for the legal fees and would reimburse the District related to its site, and he directed WSDM to separate the specific legal fees. After discussion, Director Peirce moved to approve the unaudited financial statements dated December 31, 2024 as amended and presented; motion was seconded by Director Ganaway. Motion passed unanimously.
- b. Ratify approval of payables through January 7, 2025: Ms. Harris presented the payables through January 7, 2025. After review, Director Pierce moved to approve the payables through January 7, 2025 as presented; seconded by Director Ganaway. Motion passed unanimously.

10. Old Business: No updates.

11. New Business:

- a. Community Meeting/FAQ: Ms. Harris advised that a private community resident meeting was held on December 17th. Ms. Harris advised an attendee did record the meeting, and that she was able to address the residents' concerns by creating a FAQ page so they could be appropriately informed. Ms. Harris advised that one of the topics was disbanding the covenant enforcement. Ms. Harris provided the details of what was included on the FAQ page. At the Board's direction, Ms. Harris agreed to include the difference between the covenants and the design guidelines and to differentiate between the Metro District covenant FAQs. Ms. Harris also agreed to include the process for amending the design guidelines which would include the covenant committee reviewing requests, and that 67% of the community in a Filing must vote to make changes. Ms. Harris also noted the Board would need to vote to adopt changes the covenant committee presented. Ms. Harris further noted that there were no disclosure requirements for resales, but WSDM was in the process of

creating a disclosure to provide the information to new homeowners of existing properties. As the Board declared they would provide editions to the FAQ page, Ms. Harris agreed to put a notice above the FAQ page on the website that the document is under review and was in the process of being updated. The Board decided to hold the community meeting for January 23rd at 6:00 p.m. to discuss covenant enforcement and general education regarding the Metro District. The Board directed WSDM to send flyers to the residents in the community prior to the May Election advertising the need for covenant committee members.

- b. Regular Meeting Dates/Times Discussion: Director Ganaway advised that the residents expressed concern about the time of day the Board Meetings are held and their availability to attend. Discussion was had regarding scheduling quarterly meetings in the evening so residents could attend. Discussion was also had regarding scheduling the Covenant Committee meetings in the evening to accommodate residents. The Board agreed to wait until after the May Election before addressing the time meetings are set.
- c. 2025 Landscaping Contract: Ms. Harris presented Weisberg's Landscape contract and advised of the increase in costs and scope of service. The Board directed WSDM to acquire more landscape proposals from different companies for February's meeting.

12. Confirm and Set Next Meeting:

- a. The board scheduled the Special Meeting with DA Davidson on January 22, 2025, at 1:00 PM, and the Board Meeting is scheduled for February 11, 2025 at 10:30 AM. Director Long moved, seconded by Director Pierce. Director Ganaway motioned to approve the January 23rd Meeting tentatively to Discuss Covenants, seconded by Director Pierce. Motion passed unanimously.

13. Adjournment: Meeting was adjourned at 12:02 p.m.