

BENT GRASS METROPOLITAN DISTRICT

Board Meeting

Tuesday, February 5, 2021 – 10:30 AM

118 North Wahsatch Ave

Colorado Springs, CO 80903,

or

Bent Grass Metropolitan District Regular Board Meeting February 2, 2021 10:30 AM

Tue, Feb 2, 2021 10:30 AM - 12:00 PM (MST)

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

<https://global.gotomeeting.com/join/449138661>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 449-138-661

Randle Case II, President
Term to May 2022

Lena Gail Case, Director
Term to May 2022

Bryan Long, Vice President/Secretary
Term to May 2023

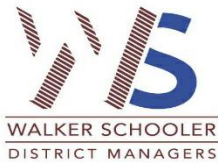
Randy DeYoung, Director
Term to May 2023

Brian Bahr, Treasurer
Term to May 2022

AGENDA

1. Call to order/Introductions
2. Approval of the Minutes from Special Board meeting of December 1, 2020
3. Public Comment (For items not on the Agenda)
4. Review and Approval of Financial Statements and payables for January 2021
5. Board President Report
6. Manager's Report
 - a. Metro District covenant enforcement
7. Development Updates
 - a. Residential Filing No. 2
 - b. Traffic Signal construction
 - c. Office warehouse

8. Other Old Business
9. New Business
 - a. Approval of Woodmen Hills easement
10. Confirm and Set Next Meeting
 - a. Scheduled for March 2, 2021
11. Adjournment



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD DECEMBER 1, 2020 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, December 1, 2020 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, Director
Randy DeYoung, Director (by phone)

Also in attendance were:

Kevin Walker, WSDM (by phone)
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, and Director Bahr was excused.
2. Approval of the Minutes from Board meeting of November 10, 2020: Director Lena Gail Case moved to approve the November 10, 2020 Board meeting minutes as presented; seconded by Director DeYoung. Motion passed unanimously.
3. Public Comment: There was no public comment.
4. Review of DeYoung Request for Reimbursement: President Case II discussed the review of DeYoung's request for reimbursement and noted Mr. Walker's memorandum did not include the \$150,000 taxes collected for Falcon Storage property which is additional value the District has received for phased roads. President Case II stated this is an additional reason why the District should be moving forward with this approach. Director DeYoung confirmed he reviewed the memorandum, and it will get things moving in the right direction and is fair for all parties. He noted the highlighted items and that he is agreeable to those items. Mr. Susemihl presented the proposed reimbursement agreement. Director Lena Gail Case moved that the Board acknowledges the memorandum and approves the reimbursement agreement with the comma added to section 2 and the number as presented; seconded by Director Long. Motion passed unanimously. Director DeYoung recused and Director Bahr was excused.

Director DeYoung commented that he spoke with Mr. Hammers about moving the project forward and they are on track to get it going. He noted the delays have cost hundreds of thousands of dollars because of prices going up on concrete and wood, but he is excited about moving forward.

5. Review and Approval of Resolution Adopting 2021 Budget and 2020 Budget Amendment: Mr. Walker explained the Budget Hearing was continued from last Board meeting on November 10, 2020. Mr. Walker presented the 2020 budget amendment and 2021 budget. He noted that due to new development, there will be fees collected that supplement the O&M budget. Mr. Walker proposed the 7 mills and plus the fees will cover the general fund expenditures with \$50,000 extra. The agreed upon debt service mill levy is 31.641, and total mill levy goes from 38.1 to 38.6. Mr. Susemihl noted the exact numbers may change due to the assessed valuation. President Case II asked for clarification on the debt service fund mill levy and suggested 8.641 general fund mill levy and 30.0 debt service fund mill levy. After no public comment, President Case II closed the Public Hearing. Director Lena Gail Case moved to approve the Resolution Adopting 2021 Budget and 2020 Budget Amendment as presented with the amendments to the budget of 8.641 mill levy for general fund and 30.0 mill levy for debt service and the final assessed valuation to be amended to match the final report from the County Assessor. Director DeYoung asked for clarification on the mill levy split. President Case II explained it gives more flexibility in moving funds into the general fund than having it in a capital fund since it can only be used for capital improvements. Director DeYoung seconded the motion. The motion passed unanimously. Director Bahr was excused.

6. Review and Approval of Financial Statements: Mr. Walker presented the Financials to the Board. He noted there is a lot of money sitting in the bank because of the bond issue. President Case II requested a review of the need for a commercial platting fee by Mr. Walker. Director Lena Gail Case moved to approve the Financials as presented; seconded by Director Long. Motion passed unanimously. Director Bahr was excused.

7. Board President Report: President Case II gave the Board President report and noted it has been a productive year with the bond refinance and a number of homes being developed and Bentgrass Meadows Drive is now fully connected through the project. Other developments are proceeding forward which is exciting as well. President Case II requested that Mr. Walker get an update from Challenger on the additional paving that is needed from the frontage road of Woodmen Road.

8. Manager's Report:

a. Metro District covenant enforcement: Mr. Walker reported the Covenant Enforcement meeting was scheduled but had technical difficulties, so it will be rescheduled in 2 weeks.

9. Development Updates:

a. Woodmen Road MD fee changes: President Case II reported that Mr. Waldthausen is still working with the County on his commercial 5-acre space. Mr. Walker reported that Falcon Marketplace has not issued a permit as of two weeks ago. President Case II noted that the property at the southeast corner of Woodmen and Marksheffel closed two weeks ago which is good news for the area. Mr. Walker confirmed that last he heard they are moving forward with the annexation at Banning Lewis Ranch North and are negotiating the final document language. They will be required to join the Woodmen Road Metro District when they develop.

10. Other Old Business: There was no discussion.

11. New Business: There was no discussion.

12. Confirm and Set Next Meeting

- a. Scheduled for January 5, 2020: The Board cancelled the January meeting and will meet on February 2, 2021 at 10:30 a.m. The new office address will be 119 North Wasatch.

13. Adjournment: The Board adjourned the meeting at 11:12 a.m.

Respectfully Submitted,
Walker Schooler District Managers

By: Kristina Kulick for the Recording Secretary

DRAFT

Bent Grass Metropolitan District Profit & Loss

01/31/21

January through December 2020

Accrual Basis

	Jan - Dec 20
Ordinary Income/Expense	
Income	
2020 Bond Proceeds	0.00
Fees	
Facility Fees	18,500.00
Platting	247,170.00
Taxes	
Current - Debt	115,911.28
Current - O&M	46,363.54
Delinquent	0.06
Specific - Debt	11,583.17
Specific - O&M	4,633.16
Total Taxes	178,491.21
Traffic Signal	37,000.00
Total Fees	481,161.21
Total Income	481,161.21
Gross Profit	481,161.21
Expense	
Copies & Postage	235.55
Cost of Issuance	305,462.00
Treasurer's Collection Fee	2,434.12
6060 · Bank Service Charges	417.27
6075 · Bond Expense	
Market Analysis	20,880.50
Total 6075 · Bond Expense	20,880.50
6160 · Dues and Subscriptions	610.48
6180 · Insurance	3,963.00
6200 · Interest Expense	65,162.91
6570 · Professional Fees	
Construction Management	
Project	1,040.00
Total Construction Management	1,040.00
District Management	24,000.00
Engineering	1,487,230.25
Landscaping Maintenance	9,411.12
6571 · Accounting	8,100.00
6572 · Legal Fees	17,292.75
Total 6570 · Professional Fees	1,547,074.12
Total Expense	1,946,239.95
Net Ordinary Income	-1,465,078.74
Other Income/Expense	
Other Income	
7010 · Interest Income	336.71
7011 · Bond Interest Income	4,558.51
Total Other Income	4,895.22
Net Other Income	4,895.22
Net Income	-1,460,183.52

Bent Grass Metropolitan District

Profit & Loss

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Bent Grass Metropolitan District

PAYMENT REQUEST

1/15/2021

GENERAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
Mailing Services Inc	14685	12/29/2020	\$ 102.00		\$ 102.00	
Susemihl, McDermott & Downie P.C.	33125	12/31/2020	\$ 2,007.50		\$ 2,007.50	
Walker Schooler District Managers	6654	12/31/2020	\$ 2,000.00		\$ 2,000.00	
Weisberg Landscaping	40271	12/31/2020	\$ 405.00		\$ 405.00	
Woodmen Hills Metro District	14114	12/31/2020	\$ 36.76		\$ 36.76	
TOTAL			\$ 4,551.26	\$ -	\$ 4,551.26	

DEBT SERVICE FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Comments
UMB - Bent Grass Metro District					\$ -	Interest payment
TOTAL			\$ -		\$ -	

CAPITAL FUND ACCOUNT

Company	Invoice	Date	Amount	Retainage	Amount this Draw	Due	Comments
Jerry Novak			\$0.00	\$ -	\$ -		
TOTAL			\$0.00	\$ -	\$0.00		

\$4,551.26

_____, President
Bent Grass Metropolitan District