



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD FEBRUARY 7, 2023 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, February 7, 2023 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
Bryan Long, Vice President/Secretary
Stephanie Pierce, Treasurer
Lena Gail Case, Director (Excused)
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 and Director Lena Gail Case 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 November 1, 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 that there is housing development and commercial development underway.
6. Legal Matters
7. Development Updates: Mr. Noel discussed development updates and announced that he received plans for Falcon Self-Storage and U-Haul Minor Sub being built by Oliver Watts Consulting. Mr. Walker is also continuing work on the wetlands issue in Woodmen Road.

8. Financial Report

- a. Consider Approval of Unaudited Financial Statements dated December 31, 2022: Mr. Noel presented the Unaudited Financial Statements dated December 31, 2022. Director Pierce moved to approve the unaudited financials statements dated December 31, 2022; seconded by Director Long. Motion passed unanimously.

9. Old Business: There was no discussion.

10. New Business

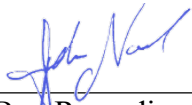
- a. Consider approval of the Bent Grass Metropolitan District Design Guidelines: Mr. Noel presented the final draft of the District Design Guidelines for discussion and all of Director Long's recommended edits were reflected in the copy presented. Suggested edits to the design guidelines were discussed and final copy will be updated and sent to the Board and District Legal Counsel prior to the next meeting.
- b. Discussion of 2023 Election Process: Mr. Noel discussed the 2023 election process to include the deadline for the call for nominations to be sent out as well as the two seats that are up for election in 2023.
- c. Discussion of Pocket Parks: Director Pierce discussed the Service Plan stating that there is a section calling for the building of pocket parks within the District. It was further clarified that there is the option to build the pocket parks with District funds when necessary and was not required to be put in by the developer.

11. Confirm and Set Next Meeting

- a. Scheduled for April 4, 2023 at 10:30 AM. The Board discussed the March 2023 meeting is to be cancelled.

12. Adjournment: The Board adjourned the meeting at 11:43 AM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary