



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD APRIL 4, 2023 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, April 4, 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
Randy DeYoung, Director

Also in attendance were:

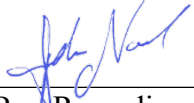
Adam Noel, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.
Erin Ganaway, Board Member Elect

1. Call to Order & Introductions: President Case II called the meeting to order at 10:30 AM and confirmed a quorum was present.
2. Approval of the Agenda: Director Long moved to approve the Agenda with a spelling correction; seconded by Director Pierce. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on February 7, 2023: The Board requested the discussion on pocket parks be included under New Business. Director Long moved to approve the February 7, 2023 Meeting Minutes as amended; seconded by Director Pierce. Motion passed unanimously.
4. Public Comment: Director Pierce discussed trees that were run over on Bent Grass Meadows Drive and Barley and asked if it would be Challenger or the District who is responsible. Mr. Noel will investigate this issue further. The Board discussed the next meeting is on Election Day. Mr. Susemihl confirmed the election was cancelled and Directors Ganaway and Long will take their Oaths of Office at the next regular meeting.
5. Board President Report: President Case II reported he has done general drive-throughs in the area. He discussed that tax notices were sent out in the last several weeks and noted the process for protests of property taxes and other changes are time sensitive. Director Long noted there are a few cows out near 7-Eleven.

6. Legal Matters: Mr. Susemihl noted that his office sent out thousands of Calls for Nominations and there was not a single election.
7. Development Updates: President Case II noted that Ron Waldthausen was unable to join the meeting, but he has development with an internal driveway next to Tinder Care Vet Clinic moving forward and is currently completing site work. President Case II discussed the property north of 7-Eleven is moving forward with possible commercial or residential uses in that location. President Case II discussed market updates in the area and noted King Soopers is moving along with other businesses such as a carwash and Panda Express already open. Ms. Ganaway reported that Challenger is moving forward with Falcon Meadows and confirmed that the maintenance agreements for Filing 2 were recorded and platted. Director DeYoung reported the man cave project is currently on hold due to the interest rates and development has slowed down. Director DeYoung noted recent health issues and thanked Ms. Ganaway for stepping up and welcomed her to the Board. The Board discussed the potential Falcon Storage expansion to the north.
8. Financial Report
 - a. Consider Approval of Unaudited Financial Statements dated February 28, 2023: Mr. Noel presented the Unaudited Financial Statements dated February 28, 2023. Mr. Noel explained the different accounts and noted the debt portion of the taxes go into the bond fund and if there is not enough money, then the surplus in the reserve fund is used. The Board asked about tax payments and if any have been received from the Treasurer's Office. Mr. Noel will report back on the status of the tax payments. The Board reviewed the liabilities that are reflected on the Financials. President Case II requested there be an orientation on these financial items with Ms. Ganaway and WSDM Accounting staff at the next meeting. Mr. Noel will present the Payables at the next meeting. Director Long moved to accept the Unaudited Financial Statements dated February 28, 2023 as presented; seconded by Director Pierce. Motion passed unanimously.
9. Old Business
 - a. Consider Approval of the Bent Grass Metropolitan District Design Guidelines: The Board reviewed the Bent Grass Metropolitan District Design Guidelines draft and the Declaration of Covenants. President Case II discussed his recommended edits including the defined terms be in both the Design Guidelines and Covenants, and that the Design Guidelines should reflect it is for residential only. The Board discussed the language and rules regarding parking of boats, trailers, and other vehicles. The Board discussed the need to review both documents closely and remove any inconsistencies. The Board tabled action on this item.
10. New Business: The Board discussed the Director compensation for attendance at Board meetings. Director Long noted he asked Ms. Harris if the Board had already waived the Director compensation. Mr. Noel discussed a new online portal called CINC that WSDM is utilizing for districts with homeowners. Homeowners will be able to access their accounts and make payments.
11. Confirm and Set Next Meeting
 - a. Scheduled for May 2, 2023 at 10:30 AM. The Board discussed scheduling a special work session to work on the Design Guidelines on April 18, 2023 at 10:00 AM.
12. Adjournment: Director Long moved to adjourn at 11:49 AM; seconded by Director Pierce. Motion passed unanimously.

Respectfully Submitted,

WSDM District Managers



By: Recording Secretary