



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD MAY 9, 2023 AT 11:30 AM**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, May 9, 2023 at 11:30 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
Erin Ganaway, Director

Also in attendance were:

Adam Noel, WSDM
Rebecca Harris, WSDM
Sue Gonzales, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.

1. Call to Order & Introductions: President Case II called the meeting to order at 11:30 AM and confirmed a quorum was present.
2. Oaths of Affirmation/Appointment of Officers: Ms. Harris confirmed the Oaths were signed and will be filed with the State and County.
3. Approval of the Agenda: Mr. Susemihl changed item 10.c. to Review the Bent Grass MD Design Guidelines and explained the non-profit covenant corporation should approve them. Ms. Harris discussed that the District could adopt and approve them, and the covenant committee is responsible for enforcing the covenants.
4. Approval of the Minutes from Board Meeting on April 4, 2023: Director Lena Gail Case moved to approve the April 4, 2023 Minutes; seconded by Director Pierce. Motion passed unanimously.
5. Public Comment: There was no public comment.
6. Board President Report: President Case II congratulated the new Board member, Erin Ganaway. The Board discussed the Appointment of Officers. Director Long moved to keep the officer positions the same; seconded by Director Lena Gail Case. Motion passed unanimously.
7. Legal Matters: There were no legal matters.

8. Development Updates: The Board discussed development updates. President Case II noted that Mr. Waldthausen sold one lot to a restaurant, and the Dunkin Donuts next to 7-Eleven is moving forward. The 8 acres north of 7-Eleven are being evaluated for both residential and commercial alternatives subject to water and wastewater. President Case II discussed that the County is considering a traffic impact fee adjustment.
9. Financial Report
 - a. Consider Approval of Unaudited Financial Statements dated April 30, 2023: Ms. Gonzales provided a review of the property taxes received and the Unaudited Financial Statements dated April 30, 2023. Ms. Harris discussed the new software CINC, and the new Alliance bank account created for covenant enforcement violations. Director Long moved to approve the Alliance Bank relationship; seconded by Director Pierce. Motion passed unanimously.
 - b. Ratify Payables dated April 19, 2023: Director Pierce moved to approve the Unaudited Financial Statements dated April 30, 2023, and ratify Payables dated April 19, 2023; seconded by Director Lena Gail Case. Motion passed unanimously.
10. Old Business
 - a. Director Compensation: The Board discussed Director compensation. Directors can be compensated up to \$100 per Board meeting not to exceed \$2,400 per year. Director Pierce moved to implement a Director Compensation as allowed by law for the 2024 budget; seconded by Director Long. Motion passed unanimously.
 - b. Landscaping – Bent Grass Meadows Drive: Mr. Noel discussed damage done to trees and bushes on Bent Grass Meadows Drive. The Board discussed landscaping issues to be addressed. Mr. Noel will schedule a landscape walk-thru with the landscapers to better understand expectations moving forward.
 - c. Review the Bent Grass Metropolitan District Design Guidelines: The Board discussed that the Covenant Committee will be responsible for covenant enforcement and the architectural submission reviews, so they should be the entity to approve the Design Guidelines. WSDM will schedule a Covenant Committee meeting to adopt the Design Guidelines. Director Long moved to encourage the non-profit corporation to adopt the Design Guidelines; seconded by Director Lena Gail Case. Motion passed unanimously.
11. New Business: There was no new business.
12. Confirm and Set Next Meeting
 - a. Scheduled for June 6, 2023, at 10:30 AM: The Board discussed scheduling a special meeting on July 11, 2023, at 11:30 AM for the Audit review and canceling the June meeting.
13. Adjournment: Director Long moved to adjourn at 12:18 PM; seconded by Director Pierce. Motion passed unanimously.

Respectfully Submitted,
WSDM District Managers



By: _____
Recording Secretary