



**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JULY 26, 2023, AT 2:00 PM**

Pursuant to posted notice, the special meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Wednesday, July 26, 2023, at 2:00 PM, via electronic means and telephone conference call.

Attendance

In attendance were Directors:

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

Also in attendance were:

Rebecca Harris, WSDM
Kevin Walker, WSDM
Sue Gonzales, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.
Charles Kopec, Resident

1. Call to Order & Introductions: President Case II called the meeting to order at 2:00 PM and confirmed a quorum was present.
2. Approval of the Agenda: Director Long moved to approve the Agenda as presented; seconded by Director Ganaway. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on May 9, 2023: Director Long moved to approve the May 9, 2023 Minutes; seconded by Director Lena Gail Case. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Review and consider approval of the 2022 Audit and Presentation: Ms. Gonzales presented the 2022 Audit. She noted the Auditors expect to issue an unqualified opinion which is the highest level of assurance they can provide on financial statements. WSDM recommends the Board Treasurer review monthly bank statements as an internal control. The Board discussed scheduling the 2022 budget amendment hearing at the September meeting. Director Lena Gail Case moved to approve the 2022 Audit with the condition of completing the 2022 budget amendment; seconded by Director Long. Motion passed unanimously.

6. Board President Report: President Case II discussed activity and conversations regarding vacant ground and noted houses are still being built in existing developments, and the District is working with Mountain View Electric on easement issues.
7. Legal Matters: There were no legal matters.
8. Development Updates: Ms. Harris noted that Mr. Noel will provide a development update at the September Board meeting. The Board discussed commercial development and Mr. Walker noted the owners of property south of Meridian are requesting an easement for dirt filling and will be extending the road south passed the cul-de-sac.
9. Financial Report
 - a. Consider Approval of Unaudited Financial Statements dated June 30, 2023: Ms. Harris presented the Unaudited Financial Statements dated June 30, 2023.
 - b. Ratify Payables through July 26, 2023: Ms. Harris presented the payables through July 26, 2023. Director Long moved to approve the Unaudited Financial Statements and payables as presented; seconded by Director Lena Gail Case. Motion passed unanimously.
10. Old Business
 - a. Landscape Tract D Filing 1: Ms. Harris reported that Challenger agreed to landscape the area in Tract D Filing 1. Director Ganaway explained that rocks, shrubs, and trees will be installed and will match what is down the road. Ms. Harris confirmed that maintenance will be turned over to the District once work is done. The Board tabled this item until the next meeting and took no action.
11. New Business
 - a. Review and Consider approval of Landscape Maintenance proposal: Ms. Harris reported that Mr. Noel and Director Pierce did a walkthrough of the landscaping with Weisberg Landscaping. Ms. Harris noted that Director Pierce had requested the Board postpone this discussion until next meeting.
12. Confirm and Set Next Meeting
 - a. Scheduled for August 1, 2023, at 10:30 AM: The Board cancelled the August meeting and will meet next on September 5, 2023 at 10:30 AM.
 - b. Ms. Harris and the Board discussed the new HOA and Metro District Task Force in Colorado and notification requirements.
13. Adjournment: The Board unanimously adjourned the meeting at 2:31 PM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary