



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD FEBRUARY 6, 2024 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, February 6, 2024, at 10:30 AM, at 119 N. 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
Kevin Walker, 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 a.m. 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 January 9, 2024: The Board noted corrections to the January Minutes. After review, Director Long moved to approve the January 9, 2023 Minutes as amended; seconded by Director Lena Gail Case. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case II noted that District updates will be provided under the Agenda items.
6. Legal Matters: There were no legal matters.
7. Development Updates: President Case II discussed an \$8,000 County fee that was charged to Mr. Waldthausen's property called a traffic signal fee at Golden Sage. The Board discussed that this fee was charged in error and directed WSDM to assist with the process of getting the fees refunded.

Director Ganaway provided a Challenger development update and reported that they are working through Bent Grass filing 2 and channel work will begin in February. The Board discussed the snow removal on the sidewalk within the right of way. Mr. Noel will verify and direct Weisburg Landscaping as needed.

8. Financial Report

- a. Consider approval of final unaudited Financial statements dated December 31, 2023: Mr. Noel presented the updated unaudited financial statements dated December 31, 2023. After review, Director Long moved to approve the amended unaudited financial statements dated December 31, 2023; seconded by Director Lena Gail Case. Motion passed unanimously.
- b. Ratify approval of payables through February 6, 2024: Mr. Noel noted the payables will be emailed separately to the Board once the invoices are received. The Board tabled this item.

9. Old Business

- a. Underdrain Discussion: The Board discussed the issue of maintenance responsibility of the underdrains. Director Ganaway explained that underdrains were installed in Falcon Highlands 20+ years ago and it was never identified who maintained them. The County has clearly stated that they will not be maintaining them, so the maintenance responsibility would fall to the districts where they are installed. Mr. Walker and the Board discussed the importance of additional research on this issue as well as creating an acceptance process and developing an underdrain plan. Mr. Walker suggested asking Woodmen Hills Metro District if they have an underdrain plan. The Board will discuss this issue further at the next meeting.

10. New Business: President Case II asked if feedback has been received from the community regarding the mill levy and assessed valuations. The Board discussed that no negative feedback has been received.

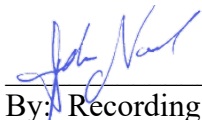
Mr. Noel discussed community code enforcement is driving the community once a month in the winter and it will increase to twice monthly during the growing season.

11. Confirm and Set Next Meeting

- a. Scheduled for March 5, 2024 at 10:30 a.m.

12. Adjournment: The Board unanimously adjourned the meeting at 11:42 a.m.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary