



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD MARCH 5, 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, March 5, 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
Rebecca Harris, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.
Ryan Case
Ron Waldthausen

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: The Board added 9.b. Tract landscape maintenance in Filing 2 and snow removal in public right-of-way, 9.c. Detention Pond Cleaning, and 9.d. Pocket Parks Update. Director Long moved to approve the Agenda as revised; seconded by Director Pierce. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on February 6, 2024: Director Pierce clarified discussion regarding the underdrains. After review, Director Pierce moved to approve the February 6, 2024 Minutes as revised; seconded by Director Long. 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. Mr. Walker will discuss this and other items at a meeting with the County tomorrow. Director Ganaway provided an update on behalf of Challenger Homes and noted the channel work should begin as soon as the permits are approved by the County. Mr. Walker discussed Woodmen Road Metro District and noted they are working on the dissolution of the district and the wetlands issue.
8. Financial Report
 - a. Consider approval of final unaudited Financial statements dated January 31, 2024: Mr. Noel presented the updated unaudited financial statements dated January 31, 2024. After review, Director Lena Gail Case moved to approve the unaudited financial statements dated January 31, 2024; seconded by Director Pierce. Motion passed unanimously.
 - b. Ratify approval of payables through March 5, 2024: Mr. Noel presented the payables through March 5, 2024 to be ratified. After review, Director Long moved to ratify approval of payables through March 5, 2024; seconded by Director Lena Gail Case. Motion passed unanimously.
9. Old Business
 - a. Underdrain Discussion: Mr. Noel presented a Memorandum regarding the underdrains. Mr. Noel noted that Director Ganaway is researching whether there is an underdrain in Bent Grass Filing 1, but she does not believe there is one. The Board agreed to table this item for further discussion at future board meetings.
 - b. Tract landscape maintenance in Filing 2 and snow removal in public right-of-way: Mr. Noel discussed the snow removal maintenance and noted the contract was updated to include the public right-of-way and sidewalk. The Board discussed the tract landscape maintenance in Filing 2 have not yet been transferred to the District. The Board agreed to keep this item on the Agenda to track the turnover items including the assurances and warranty.
 - c. Detention Pond Cleaning: Mr. Noel reported the detention pond maintenance was completed and quarterly reports provided by Hammers Construction.
 - d. Pocket Parks Update: The Board discussed the pocket parks and how the land will be turned over to the District by Challenger. The Board tabled this item for future review.
10. New Business
 - a. Covenant Enforcement Update: Mr. Noel provided an update on covenant enforcement. He noted violations for RVs and trailers are the biggest issue and has resulted in the parking of them on nearby public roads since they are not allowed to be parked on the homeowner's property. Mr. Susemihl discussed the legislation concerning the regulation of use of a public right-of-way by an Association or District. Mr. Noel noted that parking on a public road for longer than 72 hours is a County violation and can be reported. Mr. Susemihl discussed the possibility of an agreement with the County to enforce the public road parking violations. Mr. Noel discussed a resident variant request to park their trailer in the driveway. Director Ganaway left the meeting at 11:15 a.m. due to another obligation.
11. Confirm and Set Next Meeting
 - a. Scheduled for April 2, 2024 at 10:30 a.m.: Director Long moved to continue the meeting to May 14, 2024 at 1:00 p.m.; seconded by Director Pierce. Motion passed unanimously.
12. Adjournment: The meeting was adjourned at 11:45 a.m.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary