



**MINUTES OF A REGULAR MEETING
OF THE BOARD OF DIRECTORS OF THE
BENT GRASS METROPOLITAN DISTRICT
HELD JULY 30, 2024 AT 11:30 AM**

Pursuant to posted notice, the continued meeting of the Board of Directors of the Bent Grass Metropolitan District was held on Tuesday, July 30, 2024, at 11:30 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
Stephanie Pierce, Treasurer
Erin Ganaway, Director

Excused:

Bryan Long, Vice President/Secretary
Lena Gail Case, Director

Also in attendance were:

Adam Noel, WSDM
Rebecca Harris, WSDM
Susan Gonzales, WSDM
Peter Susemihl, Susemihl, McDermott, and Downie, P.C.
Ron Waldthausen

1. Call to Order & Introductions: Mr. Noel called the meeting to order at 11:28 a.m. and confirmed a quorum was present.
2. Approval of the Agenda: Director Ganaway moved to approve the Agenda as amended with item 11(a) landscaping proposal; seconded by Director Pierce. Motion passed unanimously.
3. Approval of the Minutes from Board Meeting on June 11, 2024: After review, Director Pierce moved to approve the June 11, 2024 Minutes; seconded by Director Ganaway. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Board President Report: President Case announced that Ron Waldthausen's commercial development is going up on the building and that Challenger is currently putting in a left turn lane northbound woodmen frontage road turning onto Bent Grass Meadows Drive.

6. Management Report: Mr. Noel gave an update on the covenant violations throughout the District, mentioning that around 50% of the current violations are for weeds/front yard maintenance. It was also discussed that around 24% of violations are for parking violations, most of which are for trailers and boats. Mr. Noel discussed with the Board that a disgruntled resident was aggressive toward management when performing their duties as District Managers and that, moving forward, WSDM will be utilizing dashcam footage to perform violation inspections. WSDM District Managers also announced that a new employee will be starting on August 5th and he is the individual who will be performing the covenant inspections moving forward.
7. Legal Matters: There were no legal matters.
8. Development Updates: Director Ganaway provided an update on behalf of Challenger Homes and noted that Filing 3 and 4 are currently under development. The channel work is close to completion, and a retaining wall will need to be built in order to stabilize the north side of the channel. President Case discussed the increasing interest in the 8 acres north of the 711 for commercial use. These 8 acres were approved for annexation into the Woodmen Hills Metropolitan District subject to a final agreement.
9. Financial Report
 - a. Review and Consider Acceptance of the 2023 Audit and Presentation: Ms. Gonzales with WSDM presented the 2023 Audit done by BiggsKofford and that they were able to give the District an un-qualified opinion, meaning that there was nothing in the financial statements that needed exceptions and the District is in good standing. Director Ganaway moved to accept the 2023 Audit as presented; seconded by Director Pierce. Motion passed unanimously.
 - b. Consider approval of final unaudited Financial statements dated June 30, 2024: Mr. Noel presented the updated unaudited financial statements dated June 30, 2024. After review, Director Pierce moved to approve the unaudited financial statements dated June 30, 2024; seconded by Director Ganaway. Motion passed unanimously.
 - c. Ratify approval of payables through July 30, 2024: Mr. Noel presented the payables through July 30, 2024 to be ratified. After review, Director Pierce moved to ratify approval of payables through July 30, 2024; seconded by Director Ganaway. Motion passed unanimously.
10. Old Business
 - a. Underdrain Discussion: The Board discussed the need and desire to ensure that there is proper checks and balances on any underdrains that either have been installed or will be installed in any of the Bent Grass development to ensure that there is a plan for proper maintenance on underdrains moving forward.
 - b. Filing 2 Landscaping Tracts: Mr. Noel and Director Ganaway discussed the need for plant replacement and maintenance needing to be completed on the new landscaping tracts in Filing No. 2 prior to the Board accepting these tracts under District maintenance. Most plant replacement has been completed and a final walkthrough will be done prior to tract acceptance.
11. New Business:
 - a. Weisburg Landscaping Proposal: Mr. Noel discussed the discovery of no permanent irrigation systems for the three native grass areas on the South side of Bent Grass Meadows Drive. This was the main reason those three areas of native died so quickly with recent heat waves. Weisburg gave WSDM a proposal of \$1,500 per native section to install irrigation valves and lateral lines in order to get the areas properly watered. This proposal also includes additional native over-seed at no additional cost. The Board did not consider this proposal and instead

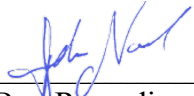
requested Adam to receive a proposal for xeriscaping the three native areas in order to save money on irrigation in the long run.

12. Confirm and Set Next Meeting

- a. Next meeting scheduled for September 3, 2024 at 10:30 a.m.

13. Adjournment: With no further business, the meeting was adjourned at 12:16 PM.

Respectfully Submitted,
WSDM District Managers



By: Recording Secretary